



State of California • State and Consumer Services Agency • Gray Davis,
Governor

DEPARTMENT OF GENERAL SERVICES

Executive Office • 1325 J Street, Suite 1910 • Sacramento, CA 95814 (916) 445-4145

April 11, 2001

The Honorable Steve Peace, Chair
Joint Legislative Budget Committee
State Capitol, Room 3060
Sacramento, CA 95814

Dear Senator Peace:

Enclosed is the annual Capitol Area Plan Progress Report as required by Government Code Section 8164.

The progress report includes an update of state office and housing projects and activities relating to the Capitol Area, with a focus on the year 2000 activities. All reported items are consistent with the implementation strategy of the 1997 Capitol Area Plan and support the Plan's statutory objectives.

If you require further information on this matter, you may have your staff contact John H. Brooks, Chief, Asset Planning and Enhancement Branch, Real Estate Services Division, Department of General Services, at (916) 323-6565.

Very truly yours,

Barry D. Keene, Director
Department of General Services

BDK:md

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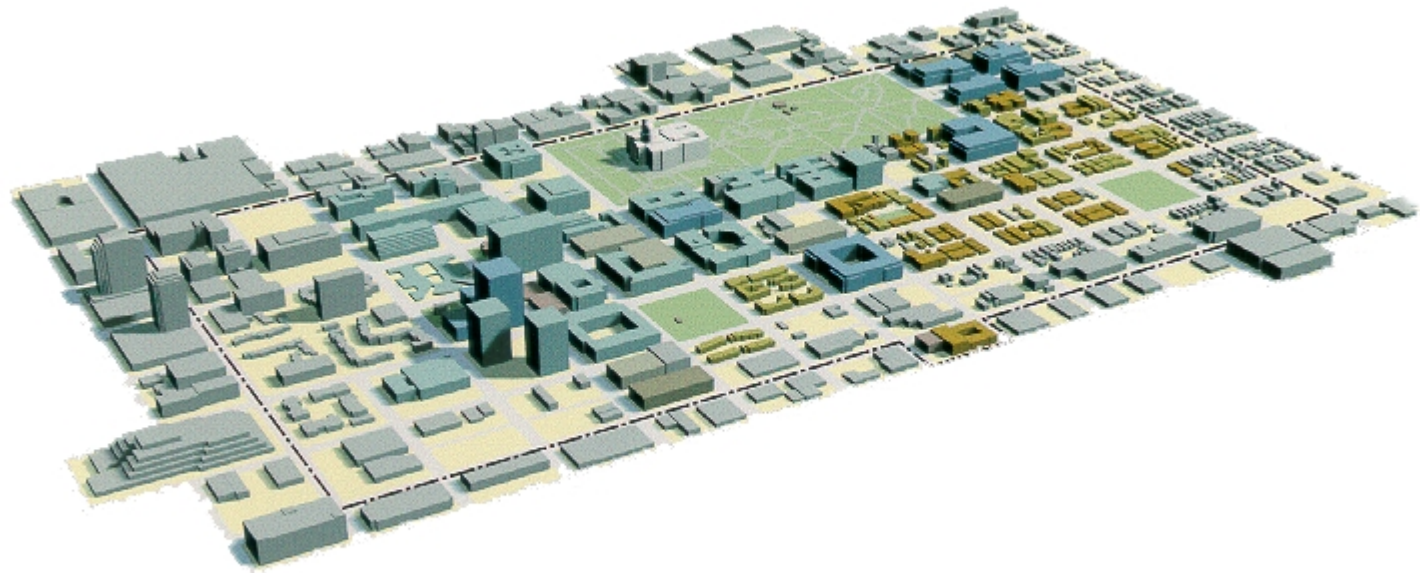
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CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2001



CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2001

STATE OF CALIFORNIA

Gray Davis, Governor

STATE AND CONSUMER SERVICES AGENCY

Aileen Adams, Secretary

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DEPARTMENT OF GENERAL SERVICES

Barry D. Keene, Director

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Prepared By

ASSET PLANNING AND ENHANCEMENT BRANCH

John H. Brooks, Chief

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- A. Capitol Area Committee and Technical Advisory Committee
- B. Capitol Area Development Authority (CADA)
- C. CADA Managed Residential Properties
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EXECUTIVE SUMMARY

This Capitol Area Plan Progress Report reports on activities during 2000 to implement the 1997 Capitol Area Plan, as required by Government Code Section 8164. The Capitol Area Plan was adopted in 1977 as a master plan for mixed-use development on state-owned land surrounding the State Capitol. The Department of General Services (DGS) is responsible for the implementation of the state office and parking elements of the Capitol Area Plan. The Capitol Area Development Authority (CADA) is responsible for the implementation of the residential and commercial elements. The Director of the DGS approved an update to the Capitol Area Plan in July 1997, after a series of significant planning and legislative initiatives, which are described in the chart on the next page.

The year 2000 is distinguished by the historic ground breaking for the downtown Sacramento construction of the largest ever State of California office project and the continued development of innovative residential projects to meet the increasing downtown market demand. This document reports on the progress of these Capitol Area planning and development activities since publication of the last Progress Report in February 2000.

STATE OFFICE DEVELOPMENT

The master plan for office development on state-owned land in the Capitol Area is predicated upon the development of approximately 2.8 million gross square feet (GSF) of additional office space on 15.90 acres of land over the foreseeable term of the Capitol Area Plan. The opportunity sites for this development are located on eight different blocks throughout the Capitol Area. The addition of this space will ultimately bring the total of gross office area in state-owned office buildings in the Capitol Area to 7.6 million square feet.

The first step to implement this updated vision for state office development was taken with the spring 2000 ground breaking for the construction of approximately 1.47 million GSF of office space on five blocks in the area east and south of Capitol Park, including Blocks 171 - 174 (15th/17th, L/N Streets) and Block 225 (14th/15th, N/O Streets). The Capitol Area East End Office Complex (East End Complex) project, which also includes underground and above ground parking, is being designed and constructed by two design-build teams: Hensel Phelps/Fentress Bradburn for the

Capitol Area Planning Background

Urban Land Institute study of the state office program in Sacramento – April 1995

Recommendations of the panel included:

- The state should begin immediate development of one or two million square feet of state office space.
- State-owned land in the area north of Q Street in the Capitol Area should be the state's first priority for locating downtown office space, with the Central Business District being the second priority.
- Programs requiring very large floor plates or having no programmatic need to be near the Capitol would be appropriately located outside the downtown area.

Master Planning Studies – Spring 1996

The DGS and CADA conducted a three-month coordinated planning effort resulting in Capitol Area master planning studies for office and parking development, and housing and retail development. These studies assessed alternative development opportunities, consistent with existing statutory objectives of the Capitol Area Plan. In addition to conceptual massing drawings for office, parking, housing, and retail development, a three dimensional massing model was also developed.

Government Code Section 11011.21 (Senate Bill 1770 [Johnston] [Ch. 193, Stats. of 1996])

Based on the master planning studies, this legislation directs the DGS to update the Capitol Area Plan, prepare an Environmental Impact Report (EIR), develop a Comprehensive Facilities Plan for the East End, and update the Sacramento Regional Facilities Plan.

1997 Capitol Area Plan – July 1997

After numerous community presentations and a public hearing, the DGS approved the 1997 Capitol Area Plan and certified the EIR. Additional legislation, which is significant to the implementation of the Capitol Area Plan, was enacted after the approval of the update. This includes the following:

Government Code Section 8169.5 (Senate Bill 1270 [Johnston] [Ch. 761, Stats. of 1997])

Authorizes the development of approximately 1.47 million GSF or approximately 1.13 million net square feet (NSF) of office space in the East End area to consolidate headquarters operations of the Departments of Education, Health Services, and General Services.

Government Code Section 8169 (Assembly Bill 666 [Ortiz] [Ch. 262, Stats. of 1997])

Provides authority to the Director of the DGS to sell state-owned land in the Capitol Area to CADA to stimulate timely development to meet the goals set forth in the 1997 update of the Capitol Area Plan.

Government Code Sections 13332.19 and 14661 (Senate Bill 776 [Johannessen] [Ch. 252, Stats. of 1998])

Authorizes the Director of the DGS, when authorized by the Legislature, to use the design-build procurement method for a specific project.

Government Code Section 8169.5 (Assembly Bill 883 [Committee on Rules] [Ch. 625, Stats. of 1999])

Requires the DGS, if it proceeds to acquire the East End Complex facilities on a design-build basis, to provide the Legislature, beginning on July 1, 1999, and every three months thereafter, with a status report on the design-build approach and a final report when the facilities are completed. The legislation also provides that project costs for these facilities may include payments for actual moving and related expenses for the Francis House in Sacramento in an amount that may not exceed \$120,000.

Block 225 office building and Clark/Gruen Design/Build Inc. for the Blocks 171 - 174 office buildings. Both projects are on schedule with completion of the Block 225 building expected for summer 2002 and completion of the Blocks 171 - 174 buildings expected for spring 2003.

In addition to these office facilities, a parking garage on Block 224 containing 753 spaces was completed in February 2000. This garage provides adjustments in state employee parking assignments to accommodate those displaced from surface parking lots that were removed with construction of the East End Complex.

Another major office building project to house state operations in downtown Sacramento was completed in 2000. The California Environmental Protection Agency (Cal EPA) Building, named in honor of the late Mayor of Sacramento, Joe Serna, was occupied in the fall. Located at 10th and I Streets, the state executed a 30-year lease with the City of Sacramento to house 3,500 employees in the 950,000 GSF (760,000 NSF) building.

Several state-owned office buildings will be fully or partially vacated in the Capitol Area as a result of the completion of the new Cal EPA Building and with the completion of the East End Complex. This will provide an opportunity to examine the potential for rehabilitation and renovation of these vacated buildings, some of which are as much as 40 years old. These buildings and their approximate square footages are as follows:

- Bonderson Building, 901 P Street, 102,000 NSF;
- Education Building, 721 Capitol Mall, 110,000 NSF; and
- Office Buildings 8 and 9, 714-744 P Street, 402,000 NSF.

HOUSING DEVELOPMENT

CADA manages 748 apartment units in 50 buildings, approximately 33 retail commercial facilities, and approximately 625 parking spaces throughout the Capitol Area. In the year 2000, CADA made significant progress toward achieving its housing goals for the Capitol Area. In July 2000, CADA and their private sector development partners completed the renovation of the old Capitol Vue Hotel (now named The Inn Off Capitol Park) at 1530 N Street. The facility's proximity to the State

Capitol Building has resulted in high occupancy levels since opening. Five additional housing projects are now under construction or in the planning stage. An outline of the developments and their approximate square footages follows:

- Fremont Building, 16th and P Streets, Block 234, construction of 69 apartment units containing 98,996 square feet (SF) and 12,000 SF of ground floor commercial. The project is now under construction and occupancy is expected to commence in mid 2001. The ground floor commercial has been 75 percent leased.
- 17th and N Streets, Block 233, relocation of an eight unit art deco apartment building from 1311 15th Street (site of the East End Complex) and construction of ten new apartment units, total 14,550 SF. The project's completion and occupancy is scheduled for early 2001.
- Capitol Park Homes, 12th/14th and P/Q Streets, Blocks 281 and 284, construction of 64 single family homes, ranging in size from 1,306 SF to 2,431 SF. Construction of the project began in June 2000 with completion of the for sale units expected in late 2001.
- CADA Warehouse, 12th and R Streets, Block 075, rehabilitation of the CADA Warehouse to loft housing and construction of 106 new apartment units and 3,200 SF of ground floor commercial in the older structure at the corner of 11th and R Streets. This project is still in the design stage and construction should start by early 2002 with completion in 2003.
- Site 13, 14th/15th and P/Q Streets, Block 286. On November 17, 2000, the CADA Board of Directors approved an exclusive right to negotiate with the developer proposing the Fremont Mews Project. The proposal currently includes 91 residential units (16 for sale and 75 rentals), 7,800 SF of neighborhood retail, and a provision for replacement of the existing community garden. To continue the benefits of the community garden to the neighborhood, the DGS is committed to working closely with CADA during project planning to ensure the preservation of all interests, including garden and housing.

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) amended Section 8169 of the Government Code authorizing the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA. In turn, CADA will then be able to resell the property to qualified developers for development of residential and/or commercial uses in the Capitol Area. The ability to pass fee title on to developers is expected to enhance the ability to develop better mixed-use projects and ownership housing in the Capitol Area. Some of the developments previously outlined will or already have taken advantage of this new opportunity, including the Fremont Building and Capitol Park Homes projects.

Besides the major projects previously described, CADA has been working with three other projects in the Capitol Area:

- 1500 Q Street, Block 292, rehabilitation of historic building. This building was previously a fire damaged retail store with living units on the second floor. CADA has provided a grant (from state mitigation fees for the East End Complex) to be used in the restoration of the residential units. There are two restored units above the first floor retail, and four new residential loft units being constructed at the rear of the old structure. Construction started in the spring of 2000 and occupancy should be available by spring 2001.
- 17th Street Commons, 1614 -1640 O Street, Block 234. This property contains 25 residential units and some commercial space. The property was developed as a Limited Equity Cooperative in 1983. More recently the cooperative was having significant financial, membership, and operating problems. CADA purchased the improvements on the property in late 1999 and the DGS retains ownership of the land. The property is now managed as apartments under a land lease from the DGS. The commercial space is being converted to four additional apartments and the project is undergoing rehabilitation with funding from the Sacramento Housing and Redevelopment Agency (SHRA) and the California Housing Finance Agency (CHFA).
- 1321 Q Street and 1326 P Street, Block 284, relocation and rehabilitation of existing buildings. These existing buildings, consisting of 16 residential units, were relocated by CADA in order to increase the size of the Capitol Park Homes Development site. CADA and SHRA are funding their rehabilitation and retention as affordable rental units.

OTHER CAPITOL AREA ACTIVITIES

In addition to state office and housing development activity, two other important activities are in progress that could potentially have a future effect upon land use in the Capitol Area:

- The Governor's Permanent Residence Commission was established in November 1999 by Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999). This commission was charged with making recommendations to the Governor and the Legislature for the location and construction of a suitable permanent residence for future Governors of California. This nine-member commission was chaired by the Secretary of the State and Consumer Services Agency. Over an eight month period the Commission met nine times and reviewed 36 potential sites. During the final

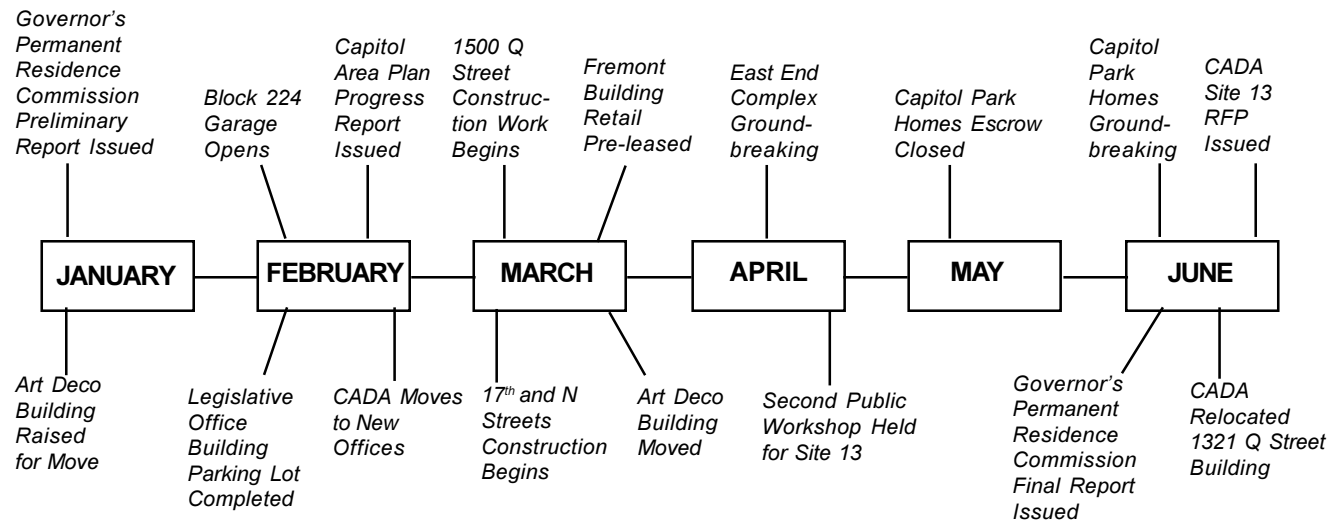
analysis, the Commission chose four possible sites for consideration, all located in the Capitol Plan area. These sites are shown on the map on page 6. In a final vote of five to four, the Commission recommended two of the sites for consideration by the Legislature. These sites include:

Legislative Office Building site - Block 212 between 10th/11th N/O Streets.

Employment Development Department Headquarters Site - Block 156 between 8th/9th Streets and Capitol Mall and N Street.

On June 30, 2000, the Commission submitted its final recommendation to the Governor and the Legislature. No further action has been taken on this project.

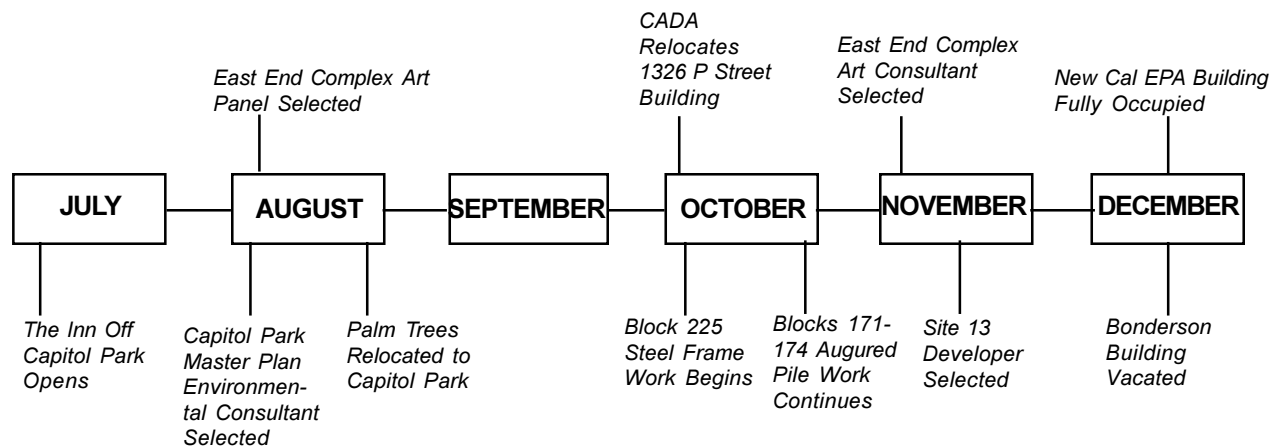
- In order to enhance a vital open space in the Capitol Area, the DGS is moving forward with a two-year effort to develop a master plan for Capitol Park. The San Francisco landscape architectural firm of Royston, Hanamoto, Alley and Abby has been retained to develop a comprehensive master plan for the Park to enhance and preserve it for future generations. Work will begin on this two-year effort in early 2001.



All of the projects pursued by the DGS and CADA are consistent with the goals and objectives of the Capitol Area Plan. In addition, the assessments contained in this report demonstrate that there is a consistent effort to maintain the mixed-use concept of the Capitol Area Plan and at the same time there is assurance that future state office needs will be accommodated.

The year 2000 also marked some noteworthy changes in those groups that provide direction to the Capitol Area Plan, including:

- **CADA Board of Directors** – In early July 2000, Mr. Elmo A. Slider, a City of Sacramento appointee to the Board, passed away suddenly after only a little over six months of dedicated service. Ms. Christy Anderson was appointed by the Sacramento City Council to serve in Mr. Slider's place. On October 31, 2000, Mr. Ronald L. Alvarado resigned as Executive Director of CADA, after nearly five years of service, to assume a position in the private sector. In November, Mr. John Dangberg was appointed by the CADA Board of Directors as the new Executive Director. Mr. Dangberg will begin his new duties in early 2001.
- **Capitol Area Committee** – Mr. Keith Felte was appointed to the Capitol Area Committee by the Senate Rules Committee in January 2000. The membership term of Mr. John Lambeth, who had been the Committee Chair for three years, expired on December 31, 1999. In July 2000, Mr. Darryl Chinn was appointed by the Governor to fill this position. The Committee subsequently elected Mr. Chinn to be Chair, and Mr. Felte was elected Vice Chair. Additionally, Mr. Jeff Randle resigned his position as a Committee member in September 2000, and Mr. Gary Davis began representing Assembly Member Steinberg on the Committee.



- **Technical Advisory Committee** – In the year 2000, the Technical Advisory Committee, technical advisors to the Capitol Area Committee, met less frequently than in recent years. This is related to the change in activities in the Capitol Area Plan implementation from planning to actual building and development. Committee Chair John Brooks announced that the Committee was in agreement to meet on a quarterly basis or on an as needed basis in 2001. Ms. Annie Cruz joined the Committee this year representing the Sacramento Regional Transit District.

The State of California continues to promote a close working relationship with local agencies to ensure coordination of planning and development efforts. The state has been involved in several local government committees and task forces, which include the Downtown Sacramento Partnership, the 2005 Downtown Sacramento Development Strategy Technical Advisory Committee, the Downtown Sacramento Partnership Parking Committee, CADA planning charettes and public workshops, and the Sacramento Central City Wayfinding/Signage Program. As a property owner, the State of California is participating financially in two business improvement districts, the Downtown Sacramento Partnership and the Capitol Station Business Improvement District, which covers the Richards Boulevard area. Additionally, the state is participating in a capital assessment district formed by the Sacramento Area Flood Control Agency and approved in June 2000 to raise funds for flood control projects in Sacramento.

1 INTRODUCTION

In July 1997, the Director of the DGS approved the updated Capitol Area Plan, which, by law, is the official state master plan for development in the Capitol Area. The Plan provides for the orderly development of the state's office facilities on state-owned land in a statutory defined geographic area (between 5th/17th Streets and L/R Streets) to the south, east, and west of the State Capitol Building and Capitol Park. The DGS is responsible for the administration of the Plan, including updates, as required, and also retains responsibility for the implementation of the office and parking elements in the Plan. CADA, a state-city joint powers authority, retains the responsibility for the implementation of the housing and retail-commercial elements of the Plan.

Other groups with roles in Capitol Area planning include the Capitol Area Committee, which was formed in 1977 to advise the Director of the DGS on planning issues and activities in the Capitol Area and to ensure public interests are represented in the planning process. At the same time, and to support this effort, the Capitol Area Technical Advisory Committee was formed to provide the Capitol Area Committee with technical input on Capitol Area issues. The DGS and CADA work closely with the Capitol Area Committee and the Technical Advisory Committee on every aspect of the planning, reporting, and implementation of the Capitol Area Plan. Both of these committees generally convene monthly in public meetings. Background and other information concerning these two committees may be found in Appendix A in this report.

Section 8164 of the Government Code requires the DGS to report annually to the Legislature with regard to the progress made in the implementation of the Capitol Area Plan. The last Progress Report was issued in February 2000 and it reported on 1999 activities. This January 2001 Progress Report provides a general overview of activities since the last Progress Report, with a focus on the year 2000 time period.

The 1997 Capitol Area Plan maintains and advances the nine objectives established by statute in 1977. The Plan envisions development of a specific program for locating state offices, parking facilities, commercial, and residential developments, and other improvements on state-owned land surrounding the Capitol. The Plan contains nine specific statutory objectives that set the tone and the focus for the future of the Capitol Area. These nine objectives relate to the following elements:

- Land Use
- State Offices
- Housing
- Transportation and Parking
- Open Space and Public Amenities
- Development of the Community
- Energy Conservation
- Relationship of the State to Local Governments
- Administration of the Plan

A set of planning principles presented in the 1997 Capitol Area Plan outlines the planning direction to implement the objectives. A more specific series of action items identify recommended actions to carry out the Plan's objectives and principles and are contained in the 1997 Capitol Area Plan Implementation Program.

The format of this Progress Report has been designed to correlate with the action items as they are listed in the 1997 Capitol Area Plan Implementation Program. These action items set various time frames, ranging from one to five years, or on an ongoing basis to address specific Capitol Area Plan issues. To provide continuity, it is intended that each year's Progress Report will provide the status of each action item as set forth in the Implementation Program.

The Sacramento Regional Facilities Plan determines overall state office needs in the region, including the Capitol Area; therefore, this Progress Report will not report on the status of specific state office facility priorities. The latest Sacramento Regional Facilities Plan was developed in 1997. An update will be published in early 2001.

2 LAND USE

Objective

To establish patterns of land use in the Capitol Area which are responsive to the goals of the Capitol Area Plan, which provide for flexibility in meeting future state needs, and which protect the state's long-term interest without inhibiting the development process.

Principles

- Use the Capitol Area Plan as the official master plan for land use and development on state-owned land in the Capitol Area, and a flexible guide for development.
- Develop the Capitol Area as a vibrant mixed-use neighborhood of office, residential and supporting commercial uses; and as an integral part of the downtown Sacramento community. Maintain a balance of uses and activities in the Capitol Area.
- Consider transit accessibility, protection of the State Capitol's prominence, and linkage to surrounding neighborhoods in the location, intensity, and design of development.
- Provide for development of residential uses, with a variety of housing types, including ownership and rental opportunities.
- Allow the DGS the flexibility to either maintain state ownership of land, or lease or sell property to more successfully implement the Capitol Area Plan objectives and manage state assets efficiently.
- Work with local agencies to ensure that local plans for use of non-state-owned land within the boundaries of the Capitol Area are compatible with the Capitol Area Plan.
- Retain the opportunity to locate the Governor's Residence within the Capitol Area.

Status of Action Item

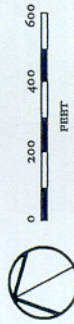
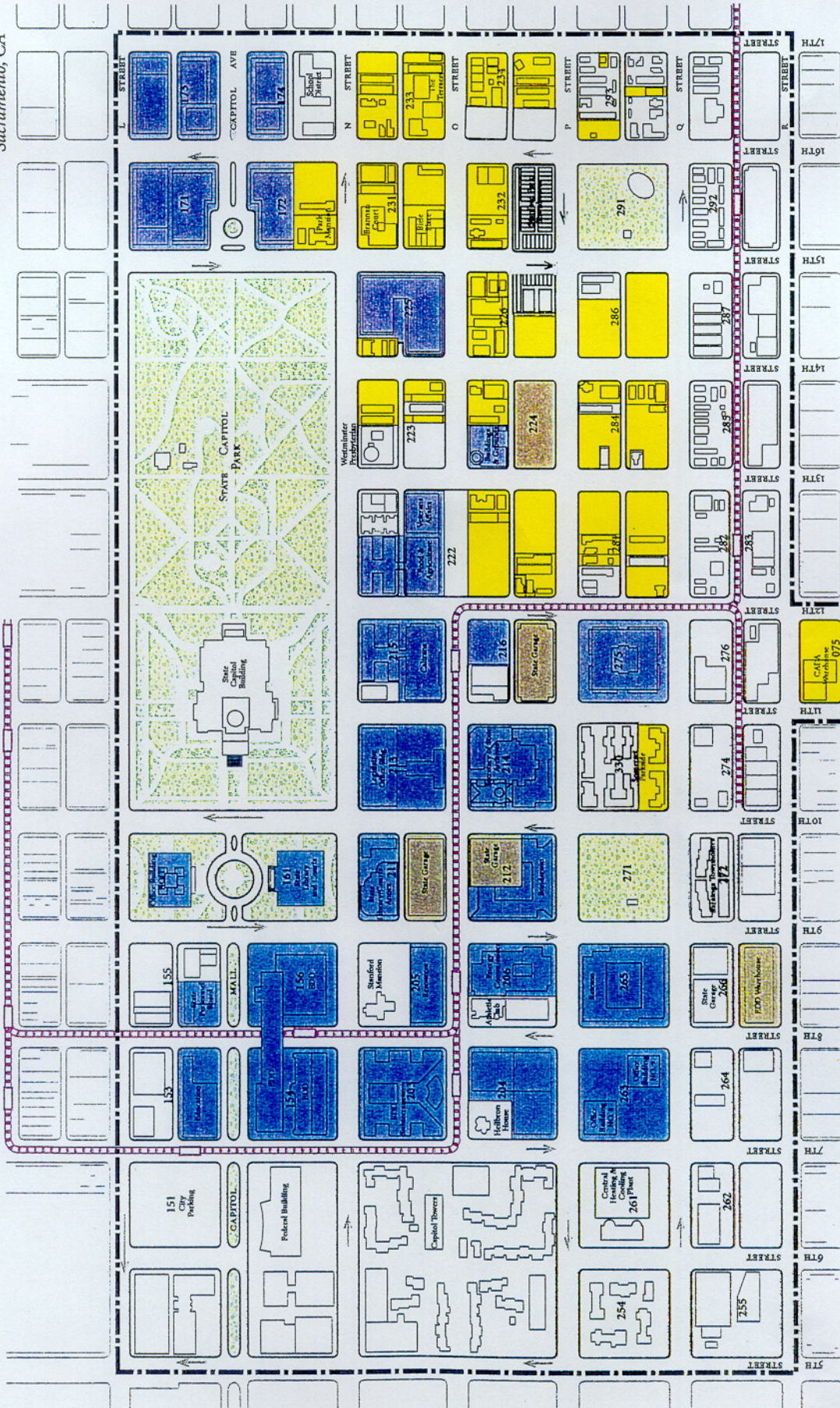
- A. Review proposed development on individual sites for consistency with Capitol Area Plan land use designations. Consult and review with the Capitol Area Committee and Technical Advisory Committee on consistency.

Under the terms of Government Code Section 8160 et seq., the primary responsibility for this action item and for the overall administration of the Capitol Area Plan is vested in the DGS and its Director. The DGS staff has been working with the staff of CADA to achieve a vibrant mixed-use community that will serve as an integral part of downtown Sacramento's landscape. In this regard, the DGS concentrates upon state office and associated parking development and CADA concentrates upon the residential and commercial aspects of the Plan. With the 1997 update of the Capitol Area Plan, the state is committed to maintaining a broad land use policy that includes both flexibility and stability for the development process. The map on page 5 contains the land use diagram illustrating the land use pattern that will occur with the Plan implementation. The office, housing, parking, and open space designations remain as approved in the 1997 Capitol Area Plan.

One effort that could affect land use designations in the future is the study of the development of a permanent Governor's Residence in proximity to the State Capitol that was conducted between November 1999 and July 2000. Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999) created the Governor's Permanent Residence Commission to provide the Governor and the Legislature with recommendations for the location and construction of a suitable and permanent residence for future Governors and first families of California. This nine-member Commission was chaired by the Secretary of the State and Consumer Services Agency. Over an eight month period the Commission met nine times and reviewed 36 potential sites. This group produced a preliminary report on January 1, 2000, which identified five preliminary sites in the Capitol Area that were recommended for additional review as potential sites for a permanent residence. During the final consideration, the Commission studied four possible sites in greater detail. All of these sites are located in the Capitol Area and are shown on the map on page 6. Ultimately, the Commission voted five to four to recommend two of the sites for further consideration by the Legislature. The two sites chosen are as follows:

- The Legislative Office Building (LOB) site - Block 213 between 10th /11th Streets and N/O Streets
- The Employment Development Department Headquarters site - Block 156 between 8th /9th Streets and Capitol Mall and N Street.

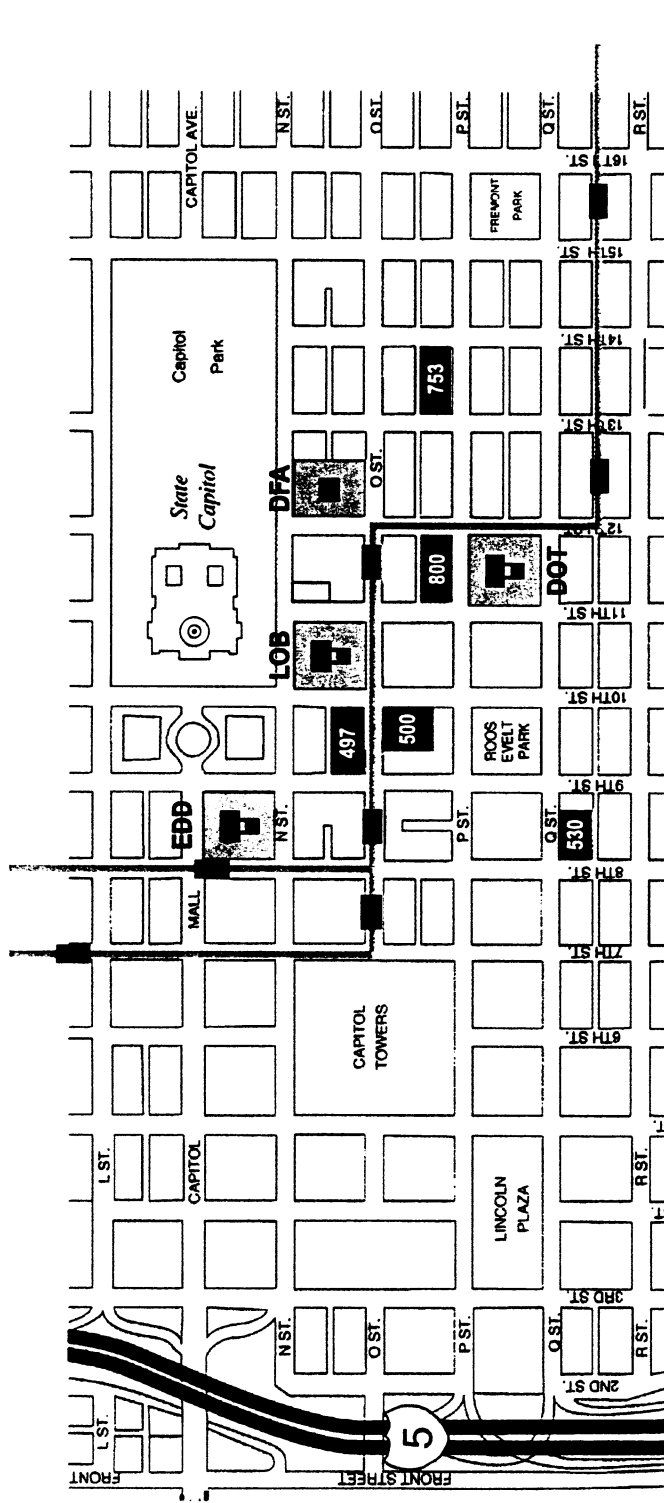
The Commission's final report was submitted on June 30, 2000, the final day of the Commission's existence in accordance with the enabling legislation. The Commission's recommendations were submitted to the Governor and the Legislature. No further actions are pending as of the date of this Progress Report.



Private ownership or other existing use
Parks and Open Space

Office
Residential
Parking

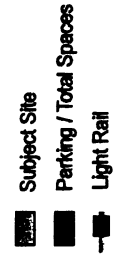
Land Use Diagram



Sacramento Central City

Site Recommendations Governor's Permanent Residence Commission Final Report

- Legislative Office Building (LOB) & Parking
- Employment Development (EDD) Headquarters
(800 Capitol Mall only)
- Future Transportation (DOT) Office Site
- Food & Agriculture (DFA) Headquarters & Annex



3. STATE OFFICES

Objective

To provide offices and related services to meet present and future space requirements for the State of California near the State Capitol and in the context of metropolitan Sacramento, in the most cost effective manner.

Principles

- Use the Capitol Area Plan as the master plan for state facility development on state-owned land in the Capitol Area.
- Identify and protect opportunity sites for development of state offices in the Capitol Area.
- Ensure that building massing for office development enhances the Capitol Area's urban character, respects and maintains the State Capitol Building and Capitol Park as the focus of the Capitol Area, and provides adequate transition to the surrounding neighborhoods.
- Use the state's Regional Facilities Plan for Sacramento to determine overall state office needs in the Capitol Area and central Sacramento.
- Consolidate agencies for which proximity to the State Capitol and other facilities and activities in the Capitol Area is appropriate.
- Intensify office space use on underutilized sites or in aging state facilities through renovation of existing buildings or through redevelopment.

Status of Action Items

A. Maintain the identified program for office development and building massing.

The DGS continues to work within the context of the 1997 Capitol Area Plan for the planning and development of state office space in the Capitol Area. This official master plan identifies state-owned land designated for state office development on eight separate blocks within the Capitol Area. These sites are projected for the development of a total of approximately 2.82 million GSF of new office space. Approximately 1.47 million GSF is under construction on five blocks in the East End Complex area including Blocks 171-174 (15th/17th Streets, L Street to alley between Capitol Avenue and N Street) and Block 225 (14th/15th and N/O Streets); the remaining 1.35 million GSF is projected for the future on Block 204 (7th/8th and P/Q Streets), Block 213 (10th/11th and N/O Streets), and Block 275 (11th/12th and P/Q Streets). The office opportunity sites are shown on the map on the following page.

The south half of Block 213 is the site of the former Legislative Office Building Annex that was demolished in fall 1999 because the cost to seismically upgrade the structure could not be justified. Since the demolition, the half block has been paved and landscaped as a surface parking lot for legislative staff employees. Future development on this site would be under the direction and ownership of the state Legislature. Under the Capitol Area Plan, the site has been projected for the development of a total of 268,000 GSF of office space; however, no specific development project has been proposed or authorized. Likewise, no projects have been proposed for the two remaining office opportunity sites, Blocks 204 and 275. The 1997 Sacramento Regional Facilities Plan recommends these sites be used to meet the future office space needs for the Employment Development Department and the Department of Transportation with 628,000 GSF for the former and 454,600 GSF for the latter.

As of the effective date of this Progress Report, the new Cal EPA Building, at 10th and I Streets in downtown Sacramento, has been completed and occupied by state employees from various locations that include both leased and state-owned space. The state leases the building from the City of Sacramento to house 3,500 employees in the 950,000 GSF (760,000 NSF) building.



*Cal EPA Building
1001 I Street*



Several state-owned office buildings will be fully or partially vacated in the Capitol Area as a result of the completion of the new Cal EPA Building and with the completion of the East End Complex. This will provide an opportunity to examine the potential for rehabilitation and renovation of these vacated buildings, some of which are as much as 40 years old. These buildings and their approximate square footages are as follows:

- Bonderson Building, 901 P Street, 102,000 NSF;
- Education Building, 721 Capitol Mall, 110,000 NSF; and
- Office Buildings 8 and 9, 714-744 P Street, 402,000 NSF.

Additional information concerning the changes in office space availability and the backfill program will be discussed further in the 2001 Sacramento Regional Facilities Plan Update.

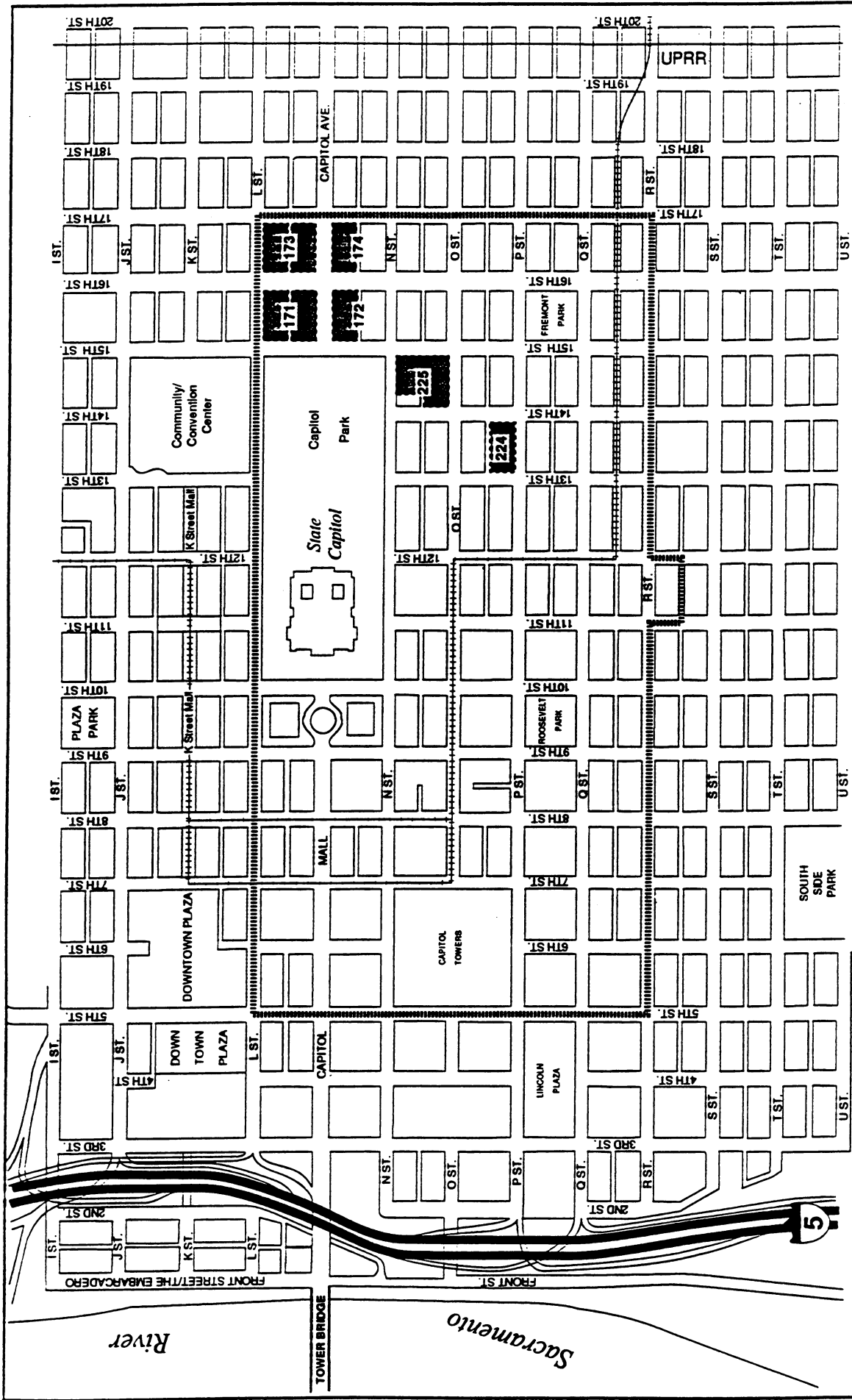
B. Maintain the East End site office development priorities articulated in Chapter 193, Statutes of 1996:

- Office facilities on Blocks 171-174 and 225; and
- Supporting parking on Block 224.

In 2000, construction began on the office facilities development project in the eastern portion of the Capitol Area Plan, also known as the Capitol Area East End Complex. This project was officially authorized by Senate Bill 1270 (Ch. 761, Stats. of 1997) (Johnston) in October 1997. The legislation enabled the development of approximately 1.47 million GSF or 1,125,074 NSF of office space with below-grade parking and a 285,000 square feet (SF) parking structure, a child care facility, and approximately 19,000 SF of retail space on five blocks and a separate 250,000 GSF parking garage on one block, as shown on the project map on the following page. The total employee occupancy in the offices is estimated to be 6,300 persons. The five office buildings will have various heights ranging from three to seven stories. Construction and other costs of the office buildings on Blocks 171-174 and Block 225 is \$380,000,000. The total cost of the now completed garage structure on Block 224 was \$11,086,000. This project is funded



*Block 224 Garage
1301 P Street*



Location Map East End Complex

Capitol Area
Plan Boundaries

Project Sites



through the sale of State Public Works Board bonds. The garage structure was completed in late January 2000, and the 6,500 SF of commercial space on the first floor was leased for CADA's administrative offices in early February 2000.

Johnson Fain Partners of Los Angeles was selected in March 1998 as the master architect to develop preliminary plans, design criteria, and a bid package for the entire East End Complex. After a selection process in the summer, a contract was awarded in early December 1999 to Clark/Gruen Design/Build, Inc. for the office structures to be built on Blocks 171-174 and to Hensel Phelps/Fentress Bradburn for the office structure to be built on Block 225. The design/build agreements were signed and Notices to Proceed were issued in February 2000. The planned final occupancy date is spring 2003.



East End Block 225 Construction

Although work started on Block 225 in March 2000, the official groundbreaking for the entire project took place on April 26, 2000. The first stages of construction included site clearance and preparation. The only improvements to be removed on Block 225 consisted of parking lot paving. However, more extensive improvements were removed from Blocks 171-174. These included two motels, 11 older commercial or office buildings, three apartment structures and several paved parking lots. One of the apartment buildings, the older art deco eight-unit apartment structure located at 1311 15th Street, was moved from Block 172 and relocated to the southwest corner of 17th and N Streets to be renovated and used as part of a total 18-unit apartment complex. The move was funded by the East End mitigation funds. In early July 2000, ten 80-year old California Fan Palms were removed from Capitol Avenue within the project to new locations around the perimeter of Capitol Park. As of the date of this report, the main steel framework is progressing for the structure in Block 225, and site excavation and foundation work is progressing for the buildings in Blocks 171-174.

This project will advance the state's asset management goals and office consolidation initiatives and responds to the recommendations contained in the 1995 Study for the Capitol Area developed by the Urban Land Institute Panel. Planning for this project has involved the Capitol Area Committee, the Technical Advisory Committee, local government officials and agencies, state government representatives, community and neighborhood organizations, and private sector representatives. The Capitol Area Committee conducted four public forums during 1998 to seek public input on the East End Complex preliminary design, massing, and site plans.

Discussion on sustainable design features of the East End Complex project is contained in Chapter 8, Sustainable Design and Energy Conservation.

- C. Identify and provide appropriate amounts of retail space in office buildings where development programs include ground floor commercial.

The 1997 Capitol Area Plan identifies opportunities for the development of ground floor retail and commercial uses in both state office buildings and parking structures. The DGS works closely with CADA to integrate these commercial services into the fabric of the Capitol Area with the goal to broaden the use of this type of space to time periods beyond state working hours.

The development of the East End Complex provides an opportunity to include ground floor commercial space in a large state office complex. Current plans call for approximately 19,000 SF of retail space throughout the East End Complex. Of this total area, approximately 12,200 SF are expected to be located in the Blocks 171-174 buildings in the vicinity of 17th Street and Capitol Avenue. In addition, approximately 6,800 SF of ground floor commercial space will be located near the northeast corner of 14th and O Streets in the office structure located on Block 225. Retail space in this block will complement the existing 14th and O Streets neighborhood commercial center. Additionally, the new garage structure on the south half of Block 224 has approximately 6,500 SF of commercial space also fronting 14th Street that is occupied by CADA's administrative offices.



*CADA Offices
1522 14th Street*

4. HOUSING

Objective

To foster housing within the Capitol Area meeting a wide range of income levels and restoring the area to a population consistent with its urban surroundings.

Principles

- Enhance the overall residential environment in the Capitol Area; foster development of neighborhood identity and residential support services.
- Provide for a variety of housing and building types to facilitate development of the Capitol Area as a mixed-income community, and expand ownership housing opportunities.
- Meet the housing needs of individuals and families with a wide range of socioeconomic characteristics, consistent with consideration of existing and potential market conditions.
- Balance retention and renovation of existing housing units, with redevelopment of housing sites. Build new housing where existing buildings are either outdated to the extent that renovation would be economically infeasible, or are functionally obsolete relative to market expectations; or where it is desirable to create larger or more marketable development sites.
- Maintain the supply of affordable housing in the Capitol Area in accordance with requirements of Government Code Section 8193.
- Maintain a program goal to achieve a population of 3,500 in privately and publicly-owned housing in the Capitol Area over the plan horizon.

Status of Action Items

- A. Implement the housing development program, with housing unit targets and densities as described in the 1997 Capitol Area Plan, sufficient to achieve a total Capitol Area population of 3,500 residents.

Since its inception in 1978 as a joint powers agency, CADA has had the responsibility for planning, implementing, and managing the housing and related retail/commercial elements in the Capitol Area. CADA was created by a joint powers agreement (pursuant to Government Code Section 8169.4) between the State of California and the City of Sacramento. A volunteer five-member board of directors governs the agency. The State of California and the City of Sacramento each appoint two members to the board of directors. These four directors then select the fifth director. The members as of January 2001 are listed in Appendix B. The daily operation of the agency is under the direction of its executive director.

Several important changes have occurred in CADA's leadership since the last Progress Report. In early July 2000, Mr. Elmo A. Slider, a City of Sacramento appointee to the Board, passed away suddenly after only a little over six months of dedicated service. Ms. Christy Anderson was appointed by the Sacramento City Council to serve in Mr. Slider's place. On October 31, 2000, Mr. Ronald L. Alvarado resigned as Executive Director of CADA after nearly five years of dedicated service to assume a position in the private sector. In November and December, Mr. Paul Schmidt served as Interim Executive Director and in January 2001, Mr. John Dangberg, Director of Community Development for the Sacramento Housing and Redevelopment Agency (SHRA), assumed his appointment by the CADA Board of Directors as the new Executive Director.

CADA is responsible for managing the housing development for a range of income categories within the Capitol Area, in response to market conditions and priorities as they develop. The statutorily stated goal is to create a viable community of some 3,500 plus residents in both public and privately-owned housing and to ensure the availability of retail/commercial facilities to support the residents, employees, and visitors who frequent the Capitol Area. From an organizational standpoint, CADA has four service units. These are: Property Management, Asset Management, Development, and Administrative Services. In terms of personnel, CADA has four executive staff members, 18 administrative staff members, an 11-member maintenance staff, and 12 resident service managers. CADA develops and manages its own budget. While it is a joint powers author-

ity between the city and the state, CADA's main revenue sources come from residential and commercial rents and tax increment revenue from properties within its redevelopment project area. CADA does not rely on the city or the state for any direct operational financial support.

Within the scope of its property management duties, CADA currently manages 748 apartment units in 50 buildings, most of which are state-owned and a few are CADA-owned structures on state-owned property. In addition, CADA manages 31 retail/commercial properties, two service properties, and approximately 625 parking spaces throughout the Capitol Area. Appendix C contains a listing of CADA managed residential properties and Appendix D contains a listing of CADA managed commercial/retail properties. The parking space numbers reflect a loss of the 268 spaces taken permanently out of service as a result of the East End Complex and the Capitol Park Homes housing project on Blocks 281 and 284 (12th/14th and P/Q Streets). As a result of the construction of the East End Complex, eight of the commercial properties have been removed. However, the square footage for these properties will more than be replaced by approximately 19,000 SF of new commercial space to be provided in the new office buildings in the East End Complex.

During its 22 years of service as a joint powers authority, CADA has overseen over \$48 million in public and private commercial and residential developments on state-owned land in the Capitol Area, including a total of 508 new residential infill units. These new units include 333 units rented at market rates, 137 rented as low income housing units, and 38 hotel units. All but one of these improvements, Governor's Terrace Apartments, were constructed under the terms of 60-year land leases from the state. In addition, under the terms of Senate Bill 1770 (Johnston) (Ch. 198, Stats. of 1996), the state sold the underlying fee land to the homeowners associations of three condominium projects including Somerset Parkside (1001 - 1035 Q Street), Saratoga Townhomes (900 Q Street), and Stanford Park Townhomes (1515 - 1523 P Street). Appendix E identifies the new CADA housing projects developed since 1978.

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997), amending Section 8169 of the Government Code, created a major change in the utilization of state-owned land in the Capitol Area. This bill authorizes the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA by providing CADA with the ability to acquire fee title to the DGS-owned property and, in turn, to resell the property to qualified developers for development of residential and/or neighborhood



commercial-retail uses in the Capitol Area. The ability to provide fee title to such property will enhance the development opportunities within the Capitol Area. Since enactment of this legislation, the following sales have occurred:

- Fremont Building site, 16th and P Streets;
- Governor's Terrace Apartment site, 14th and P Streets;
- Capitol Park Homes site, 12th/14th and P/Q Streets.

The map on page 17 shows sites designated for housing development in the Capitol Area. Appendix F outlines CADA's development plans for the period 2000 through 2005. These plans represent a projected total of 464 to 564 newly developed units. During this time period, 51 units will be removed as a result of the construction of the East End Complex and 16 additional units will be removed and relocated by CADA to facilitate the development of residential units on Blocks 281 and 284, resulting in a net new unit gain ranging from 397 to 497 units during the six-year development period.

As of the date of this report, the project involving the remodel of the old Capitol Vue Motel located on Block 231 at 1530 N Street has been completed. This property has been completely remodeled and refurbished and has been renamed The Inn Off Capitol Park by the developer, Royal Guest Hotels of Davis, California. The property is operated by the developer under a long-term ground lease. It is located on a 0.22 acre or 9,528 SF site with a 9,600 SF building containing 38 hotel units of varying size. The inn opened for business in July 2000.

Appendix G outlines CADA's development plans for the 2006 to 2010 time period. Approximately 220 to 305 apartment units in the medium to very high density categories are projected for completion. These developments will require that some older buildings be demolished to make way for the new. Also, the developments will include some complementary mixed uses on site. It is expected that many of the units projected in the 2000 to 2010 time period will take advantage of the provisions of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) and the developers and/or subsequent home buyers will own the underlying land as well as the improvements at project completion.



*Governor's Terrace
14th and P Streets*



*The Inn Off Capitol Park
1530 N Street*

At the end of 2000, CADA had five projects that are either in construction or that are scheduled to commence in 2001. A brief discussion of these projects is as follows:

Fremont Building

Construction on this residential and commercial mixed-use project on Block 234 at the northeast corner of 16th and P Streets began in September 1999. The project site contains 0.89 acre or approximately 38,800 SF. This land was sold to the developer under the terms of AB 666 (Ortiz) (Ch. 262, Stats. of 1997) on September 13, 1999. The structure will have a floor area of 98,996 SF with 12,000 SF of commercial space on the ground floor. Sixty-nine apartment units are projected for the property. Nine units will be provided at low income rates and 60 units will be at market rates. The unit density is approximately 77 dwelling units per acre. The estimated completion of the project is mid 2001. The SHRA is providing some public financing assistance for this project.



*Fremont Building
16th and P Streets*

Seventeenth and N Streets

This property is located at the southwest corner of 17th and N Streets on Block 233. The site has an area of 0.29 acre or 12,800 SF. The art deco apartment building that was located at 1311 15th Street (an eight-unit structure within the East End Complex) has been moved to the front portion of this new site and an additional 10 new units have been constructed on the rear of the site. This will provide a total of 10 new and eight refurbished units for use in the Capitol Area. All of the 18 units will be rented at market rates. The estimated total square footage in the combined structures is 14,550 SF. CADA is providing a grant from the East End Complex mitigation funds received from the state to help cover the cost of the move and rehabilitation of the older art deco structure. The unit density is approximately 62 dwelling units per acre. In this project, the land will be leased under a long-term lease with an option to buy. The project developers are the Seventeenth and N Street Partners. The new project will be ready for occupancy in early 2001.



*Relocated Art Deco Apartments
17th and N Streets*

Capitol Park Homes

This development is located close to the central core of the Capitol Area on Blocks 281 and 284. This residential project will be on a 3.45 acre or 150,282 SF site located in the two blocks between P/Q and 12th/14th Streets. The plans call for the development of 64 for sale, detached single family homes ranging from 1,306 SF to 2,431 SF. The overall unit density will be approximately 18 dwelling units per acre. This land was sold to the developer under the terms of Assembly Bill 616 (Ortiz) (Ch. 260, Stats. of 1997) in June 2000.

In order to accommodate this development, two existing state-owned apartment structures were moved to different locations within the two-block area. The four-unit building located at 1201 Q Street was moved a little more than a block away to 1321 Q Street. Additionally, a 12-unit structure was moved from 1223 Q Street to 1326 P Street. These buildings are being remodeled, funded, and operated by CADA. Ownership of these structures will remain with the DGS. Additionally, two privately-owned apartment structures in the project area were purchased by the developer. These buildings located at 1215 Q Street and 1609 13th Street were demolished in fall 2000 to make room for the new construction.



*Capitol Park Homes
(under construction)
13th and P Streets*

This project had experienced some delay in its initial stages due to financing issues. In December 1999, a restructured financial and contractual arrangement between CADA and the selected developer (Urban Capitol Partners) was finalized and approved. Ground-breaking took place on June 8, 2000. Site preparation started immediately and most of the underground utilities are installed. Model homes are under construction with project completion scheduled for late 2001. Public interest in these new homes has been significant. In December 2000, the developer held a lottery to determine the order for purchase of the first 38 homes.

CADA Warehouse

This development project is structured around the older brick warehouse that has been owned by the state and leased to CADA for its maintenance operations. The property is located on the north half of Block 075 between 11th/12th and R/S Streets on a site containing 1.18 acres or 51,200 SF. The projected plans call for the development of 106 for sale units on the property subject to finalization of costs and funding sources. The units will be sold with 76 units at market prices, 19 units at moderate income prices, and 11 units at low income prices. At the present time the unit density is projected at 90 dwelling units per acre. The units in the old warehouse portion will range in size from 1,031 to 2,813 SF. New construction on a vacant portion of the site located at 12th and R Streets and at 11th and R Streets will involve units ranging in size from 818 to 1,656 SF. There is a possibility that some commercial retail space will be contained in the final product. This space will occupy approximately 3,200 SF on the ground floor in the older building at the corner of 11th and R Streets. Office space will be developed on the second and third floors of this structure. As of December 2000, this project was still in design development and was scheduled for approval of funding participation by the SHRA. The developer is Regis Homes of Northern California, Inc./Holliday Development. The start of construction is anticipated in early 2002.



*CADA Warehouse
11th and R Streets*

Site 13

The most recent CADA project involves the state-owned property within the block bounded by 14th/15th and P/Q Streets (Site 13). A Request for Proposals (RFP) was released by the CADA Board of Directors in early June 2000. The RFP included provisions for residential development, the retention of 19,200 SF or relocation of 25,600 SF of public open space/community garden, possible urban neighborhood serving retail, residential unit affordability provisions, and home ownership opportunities. Three final proposals were received on September 7, 2000. On November 17, 2000, the CADA Board of Directors approved the Fremont Mews Project for further development negotiation. The development team includes H. Williams Advisors, Portland, Oregon; Spinnaker Companies, Stamford, Connecticut; Acadia Properties, Bend, Oregon; and Carrier Johnson Architects, San Diego. Currently, the proposal includes 91 residential units (16 for sale and 75 rentals), 7,800 SF of neighborhood retail, and 19,200 SF of community garden area on the site. To continue the benefits of the community garden to the neighborhood, the CADA Board also required that 100 percent of the existing community garden be fully preserved or replaced within approximately 10 blocks of the Capitol Area. Any space not retained on-site is to be replaced off site. The DGS is committed to working closely with CADA to ensure the preservation of all interests, including garden and housing, as predevelopment planning proceeds for this project.

Additionally, CADA is involved in several other projects described in the following:

1500 Q Street

This privately-owned property is located at the southeast corner of 15th and Q Streets on Block 292. The property contains an older retail store building that had residential quarters on the second floor. The structure was partially destroyed by fire several years ago. In 1997, Historic Properties, LLC was formed to act as the developer for the rehabilitation of this property. The proposed structure will have two one-bedroom units upstairs and approximately 1,200 SF of retail on the ground floor. In addition, four new loft residential units will be added on the rear part of the lot. CADA has provided a grant of \$100,000 (funded by the state from the East End Complex mitigation fees) to be used toward the residential component of the project. In addition, the SHRA is providing some public financing assistance for this project. Work commenced on this project in spring 2000. The exterior roofs and shells for the structures are near completion. Project completion is expected in early 2001.



1500 Q Street

17th Street Commons

This property, on state-owned land on Block 234 at 17th Street and O/P Streets, was originally developed in 1983 as a limited equity cooperative on a CADA leasehold, with 25 residential units and some commercial space. In more recent times, the cooperative has had financial, operating, and membership problems. In late 1999, the CADA Board of Directors moved to acquire the improvements and to manage it as part of its apartment rental portfolio. The land is owned by the DGS and leased to CADA. This action was completed in December 1999. The commercial space is being converted to four additional apartment units. A total of 12 units (41 percent) are affordable to low income households. This acquisition gave CADA the opportunity to rehabilitate and preserve the property, with public financing assistance by the SHRA and the California Housing Finance Agency.



17th Street Commons
17th and O Streets

Other Neighborhood Development Projects

Since 1978, CADA has been involved in a number of other development projects that fall in categories that are outside their regular housing and commercial activities. A brief description of these are outlined as follows:

- In 1982, CADA and the state advanced the funds necessary to install additional streetlights throughout the Capitol Area. In this program, CADA funded installations fronting proposed housing sites and the state advanced funds for installations fronting proposed office sites.
- In 1985, CADA provided for the development of the Capitol Athletic Club on land that was long-term leased from CADA at the southeast corner of 8th and O Streets.
- In 1993, CADA issued \$7.245 million in lease-revenue bonds for construction of the Buildings and Grounds Building on the southeast corner of 13th and O Streets.
- In 1994, CADA issued \$3.03 million in tax allocation bonds that were used to restructure its debt and to fund rehabilitation projects for many older apartment buildings under CADA's management in the Capitol Area.
- Since its inception, CADA has funded a continuous program of code corrections, Americans with Disabilities Act compliance measures, apartment upgrading, exterior façade improvements, sidewalk repairs, and surface parking lot improvements on properties it manages throughout the Capitol Plan Area.

- B. Provide annual updates of implementation of the housing development program, including reference to housing and population targets in accordance with Section 8193(K) of the Government Code.

In 2000, CADA completed 22 years of service to the state, city, and the residents of the Capitol Area neighborhoods. On September 29, 2000, CADA released its most recent year-end report for the Fiscal Year 1999-2000.

- C. Ensure availability of affordable housing in compliance with Section 8193 of the Government Code.

In accordance with Government Code Section 8193, CADA is required to have occupied or make available 25 percent of its units at affordable rents to low income households. This 25 percent requirement applies to existing units until 600 newly constructed units are completed and initially occupied. Once 600 newly constructed units have been completed, the 25 percent requirement applies against all units developed by CADA on land leased to CADA from the DGS.

As of June 2000, 32 percent of the units CADA manages were available to low income households at affordable rents. As reported in Appendix C, these units are distributed between 50 buildings using a mixed income approach. The majority of these buildings are 15 to 20 unit apartment complexes built from 1930 through 1960. Of these 237 units, 116 are subsidized by CADA and 121 units are subsidized by other subsidy programs.

With the anticipated completion of 17th and N Streets – Site 8E (18 units), 1500 Q Street (six units), the Fremont Building (69 units), and the new units at 17th Street Commons (four units), it is anticipated that the 600 newly constructed units threshold will be met in the next year. Accordingly, in future years the scope of the statistics on the availability of affordable housing for low income households will be expanded.

5. TRANSPORTATION AND PARKING

Objective

To develop strategies, patterns and systems of movement into and within the Capitol Area that will provide adequate mobility for people, that will provide adequate parking, and that will enhance the area's environment.

Principles

- Support measures that promote transit and alternative transportation modes to further regional transportation and air quality objectives, while continuing to provide adequate automobile access.
- Maintain a comprehensive transportation demand management strategy to minimize traffic contributions from new and existing development.
- Maintain single-occupancy vehicle trip reduction goals and monitor progress toward their attainment.
- Ensure that the design of new buildings and any open space and street improvements support transportation management measures and facilitate walking, bicycling, and use of transit.
- Provide adequate automobile access and parking to support office and housing development and visitor services, consistent with established standards.
- Consolidate parking in the Capitol Area into structured garages to allow for development of sites that are currently used for surface parking, consistent with their land use designations.
- Accommodate parking demand for state employees and visitors at an appropriate combination of facilities, located both within the Capitol Area and at peripheral locations.
- Maintain parking management strategies for existing and new development that promote the use of alternative transportation modes.
- Examine opportunities for joint use of transportation and parking facilities with local agencies and for regional transportation planning and demand management programs.

Status of Action Items

Transportation Systems Management Plan

A. Undertake steps to implement the Transportation Systems Management Plan.

At the end of 2000, the DGS began work to develop a Capitol Area Transportation Systems Management Plan (TSMP) as identified in mitigation measures for the Environmental Impact Reports for the Capitol Area Plan and the East End Complex. This TSMP will address increasing state employee commute alternatives, along with evaluating the overall existing and future parking demand for state office facilities in the Capitol Area, the cumulative parking demand for other state-owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.

Elements of the TSMP will include, but not be limited to:

- Identification of opportunities to improve commute alternatives with the development of joint commuter dedicated and intra-city campus style shuttles;
- distribution and analysis of a state employee transportation survey that addresses commuter habits, work locations, and existing incentives to use alternatives to conventional transportation;
- assessment of improvements to conventional transportation alternatives such as bicycles, CNG-fueled shuttles, joint state/RT shuttles, commuter-dedicated buses, and an evaluation of current routes, capacities, and funding for the alternatives;
- development of feasible strategies to increase carpool, vanpool, and transit usage;
- assessment of existing and future cumulative demand for parking;
- assessment of the structure and market of parking rates;
- assessment of the need and opportunities for visitor parking;
- identification of parking structure opportunities and their respective costs; and
- assessment of the opportunities to develop plans for joint parking facilities with other public agencies.

As of publication of this Progress Report, the DGS was in the process of securing the services of a consultant to assist with development of the TSMP. Once the Management Plan is in place, it will be applicable as further development occurs in the Capitol Area.

- B. Review commute mode patterns for state employees, referring to items identified in the TSMP Program.

Development of the TSMP will include a transportation survey of state employees working in the downtown Sacramento area to assess their commute patterns and transportation modes. It is expected this review will continue to be conducted periodically once the TSMP is active to monitor the effects of Capitol Area development (including downtown development and the extension of the light rail system) on commute characteristics.

- C. Upon completion of two full years of implementation of the TSMP Program, ascertain if targeted programs are needed for specific development projects or agencies in the Capitol Area.

This review is expected to occur within the identified timeframe.

Parking

- D. Maintain the parking standards for new state office buildings as identified in the 1997 Capitol Area Plan Implementation Program.

The Capitol Area Plan has established reasonable parking standards for new office developments that range from 1.10 to 1.35 parking spaces for each 1,000 SF of gross office area. Parking planned for the East End Complex includes:

Blocks 171 -174 - approximately 1,400 spaces

Block 225 - underground parking with 214 spaces

Total - approximately 1,614 spaces.

In addition, the parking garage on Block 224, which was completed in early 2000, contains 753 spaces.

It should be noted that when the parking standards were established for the 1997 Capitol Area Plan, a 50 percent replacement assumption was established for displaced surface parking on the sites that were identified for office development. Government Code Section 8169.5 mandates, for the East End Complex project, 100 percent replacement for the surface parking. This factor will require that the DGS examine other alternatives to meet any unmet state employee parking demand from the East End Complex, including the use of additional peripheral parking. This issue will be studied during development of the TSMP.

- E. Ensure a coordinated program for parking facility construction, ensuring that parking standards are maintained during the course of implementation of the Capitol Area Plan development program.

As directed by Senate Bill 1270 (Johnston) (Ch. 761, Stats. of 1997), the parking garage on Block 224 was completed before the beginning of construction of the East End Complex. Parking associated with the project on Blocks 171-174 and Block 225 will be completed at the time of occupancy of the state office buildings.

- F. Explore opportunities to expand use of the DGS' parking facilities by visitors in evenings and on weekends.

The Capitol Area Committee and the Technical Advisory Committee have endorsed the concept of using state parking facilities during nonworking hours. In addition, a Memorandum of Understanding, dated December 11, 1998, between the DGS and the City of Sacramento provides that the DGS will work with the city on the logistics of shared use, during the evening hours, of the parking facilities on Blocks 171-174 of the East End Complex. A Joint Use Task Force was established to pursue this and other joint use issues for the East End Complex. This effort is discussed in greater detail later in this report.

Bicycle Circulation

- G. Use the state's bicycle route planning map as identified in the 1997 Capitol Area Plan Implementation Program, to be implemented at opportune times of street repair and construction.

The City of Sacramento presently has an extensive bicycle route system in place in the midtown, downtown, and the Old Town Sacramento areas. As development occurs in the Capitol Area, safe bicycle routing will be phased in to coincide with street repair and development that is required for the Plan's office and infrastructure expansion. It is expected that bicycle routing in the Capitol Area will tie in with future plans for Capitol Park that will be developed as part of the Capitol Park Master Plan. In addition, bikeways in the Capitol Area will help to establish a closer relationship with surrounding neighborhoods.

- H. Explore the feasibility of establishing shared bicycle parking and shower hubs in parts of the Capitol Area to serve existing as well as new buildings.

Bicycle parking and available shower and dressing facilities are planned for the new office development in the East End Complex. Currently, 133 bicycle parking spaces are shown in the East End Complex plans (103 spaces on Block 173 and 30 spaces on Block 225). Also, 15 men's and 15 women's shower/locker rooms will be built in the complex. It is expected that the DGS will continue to provide this feature in all new office developments and, as appropriate, in the future remodeling and rehabilitation of existing office buildings in the Capitol Area.

6. OPEN SPACE AND PUBLIC AMENITIES

Objective

To develop within the Capitol Area a network of attractive and convenient open spaces and access routes in order to improve the environment for workers, residents and visitors, and to encourage a favorable response to alternatives for moving within and using the resources of the Capitol Area.

Principles

- Protect the historic value and role of the Capitol Park as an arboretum and a public gathering space.
- Incorporate open space features into new office facilities and housing developments.
- Use the opportunity provided by development of the Capitol Area's east end to create an eastern entrance to Capitol Park and the Capitol Area.
- Ensure a streetscape that enhances the Capitol Area's identity and sense of place, is responsive to the needs of pedestrians and the requirements of adjacent activities, and orients visitors to destinations and services within the Capitol Area.
- Promote safety and security in open spaces and public areas, such as streets, for residents, employees and visitors, through design guidelines and planning and operations processes.

Status of Action Items

- A. Improve the Capitol Area's open space system in accordance with the implementation program described in the 1997 Capitol Area Plan Implementation Program.

Opportunities to enhance the Capitol Area's open space amenities will accompany the development of the new East End Complex. Current plans call for a revision of Capitol Avenue between 15th and 17th Streets to present a parkway setting that will be designed to blend in and act as a thematic continuation of Capitol Park. Through the use of building setbacks and street widening, together with appropriate landscaping, it will be possible to visually connect the new office complex/site to the Park. In addition, there are provisions to use building setbacks and appropriate landscaping, trees, and other street improvements and furniture to take advantage of open space opportunities throughout the East End Complex.

Also, the DGS is moving forward with the development of a Capitol Park Master Plan. This two-year effort will result in the development and adoption of a plan to guide future land use and maintenance decisions for Capitol Park. The scope includes the entire Capitol Park (as recognized in statute), extending from 9th Street on the west to 15th Street on the east. In October 1999, the DGS announced that the San Francisco landscape architectural firm of Royston, Hanamoto, Alley and Abbey had been chosen to develop the master plan for the Park. In spring 2000, the DGS selected EIP Associates to be the environmental consultant for the master plan. A policy committee was established to provide guidance during development of the master plan. Al Dreyfuss was appointed to be the Capitol Area Committee representative on the policy committee. This group will convene for its first meeting in early 2001.

- B. Develop a comprehensive signage program for the Capitol Area prior to commencement of street improvement activities.

It is expected that the development of the streetscapes in the East End Complex will offer an opportunity for the DGS to work with CADA, the City of Sacramento, and other local entities on developing a coordinated signage program to serve the needs of a wide variety of visitors and to guide them to agency locations, historic focal points, and other points of interest in the Plan area. The program will also call attention to important streets, bikeways, transit stops, parking facilities, and other points of interest in the Capitol Area.

- C. Develop streetscape improvement plans for priority streets, consistent with the open space and amenities implementation program, in the context of new development activities.

The DGS will be working with the City of Sacramento and utility and service providers to initiate changes in the streetscapes surrounding and within the East End Complex, especially for Capitol Avenue as it extends through the East End Complex from 15th to 17th Streets. Here the emphasis will be upon increasing the significance of Capitol Avenue as an adjunct to Capitol Park itself. Additionally, there will be opportunities to bring the other streets fronting the development into an integrated layout of landscaping, tree planting, open space, and sidewalk amenities that will be attractive to pedestrians. At the same time, the streets will continue to maintain their functionality as traffic thoroughfares. Similar considerations will be given by CADA during the development of residential and commercial projects.

7. DEVELOPMENT OF THE COMMUNITY

Objective

To stimulate the development of a community within the Capitol Area which is attractive and comfortable to work in, live in, and visit, which is integrated into the fabric of the rest of the City of Sacramento, and which is physically and economically viable over the long term.

Principles

- Provide commercial and service facilities to meet the needs of residents, employees, and visitors in the Capitol Area.
- Incorporate ground floor commercial into new state office and parking facilities and housing developments as feasible and appropriate, consistent with principles and land use designations, market demand, and other development considerations.
- Develop concentrations of commercial, social, and recreational activities for Capitol Area residents and employees.
- Link the Capitol Area physically and functionally to surrounding commercial and residential neighborhoods.

Status of Action Items

- A. Use the Capitol Area Plan development program as the framework for decisions relating to the amount and type of new commercial activities in the Capitol Area.

The 1997 Capitol Area Plan references an estimated need for approximately 90,000 additional square feet of retail and commercial space as the Plan is built out to its maximum office and residential capacity. In terms of space distribution, the Plan identifies eight sites designated to accommodate additional commercial space. These areas include:

- Three sites that are designated for future residential development (Blocks 075, 172, 231-234).
- Four sites that are designated for office development (Blocks 171-174, 204, 225, 275).
- One site that is designated for parking development (the newly completed garage in Block 224).

In addition to projects that are constructed on these sites that are identified for additional commercial space, a residential development project on Site 13 (Block 286) between 14th/15th and P/Q Streets could potentially provide some amount of commercial space. CADA released a Request for Proposals in July 2000 for an urban scale residential (rental and/or ownership) or mixed-use (residential and retail) development project. Three proposals were submitted, including two that incorporated a full-service grocery store, in response to an identified need in the Capitol Area for such neighborhood serving retail. The third proposal, Fremont Mews, which currently includes about 7,800 SF of retail, was ultimately selected by the CADA Board for further development negotiations.

- B. Locate space for commercial and services in office, parking, and residential development projects.

The development of the East End Complex will provide approximately 25,700 SF of commercial space, about 28 percent of the estimated total commercial space needs identified by the Capitol Area Plan. Approximately 12,300 SF will be located on Blocks 173 and 174, an additional 6,900 SF will be located on Block 225, and another 6,500 SF is located in the newly completed parking garage on Block 224. This latter space is presently occupied by CADA's administrative offices.

A child care facility, an additional service provider, is being developed in the office building to be located on Block 225 as part of the East End Complex. In conformance with Government Code Section 4560, ground floor child care space amounting to approximately 7,171 SF of floor area, together with 7,500 SF of outdoor area is to be located on the O Street side of the building.

In addition, there are currently two residential projects under construction in the Capitol Area that include ground floor commercial space. These projects are as follows:

- Fremont Building, Block 234, northeast corner of 16th and P Streets, will contain 69 living units along with approximately 12,000 SF of ground floor commercial. This development is presently under construction and is expected to be completed in 2001.
- 1500 Q Street includes renovation of a historic grocery store with 1,200 SF of ground floor retail and two apartments. The project includes construction of four new apartments in a loft building at the rear of the historic structure.

C. Provide a variety of types of space, as appropriate for neighborhood retail, eating establishments, non-retail support commercial, and community services, consistent with the community development program.

Within the context of the Capitol Area Plan documents, the DGS and CADA have an established program for coordinating the location of commercial and retail space in the Capitol Area, creating a link between the Capitol Area and the surrounding commercial and residential neighborhoods. In this regard, every effort is being made to provide a variety of opportunities to locate space for commercial, retail, eating establishments, and service uses in strategic locations within the Capitol Area. For state-owned buildings, these efforts will be consistent with applicable legal requirements, including the Department of Rehabilitation's Business Enterprise Program.



*Sam's Market and Living Quarters
14th and O Streets*



*Virga's Restaurant
14th and O Streets*

8. SUSTAINABLE DESIGN AND ENERGY CONSERVATION

Objective

To ensure that the evolution and the development of the Capitol Area accomplishes an increase in the intelligent and efficient use of energy resources within the scope of state operations in metropolitan Sacramento.

Principles

- Ensure that new office, residential and commercial buildings meet applicable energy conservation building codes.
- Retrofit existing buildings to increase energy efficiency where appropriate and feasible, consistent with applicable laws and regulations.
- Maintain and promote energy efficiency in the management of state-owned facilities, including energy-efficient infrastructure to support those facilities.

Status of Action Items

- A. Comply with energy-conserving new and state historic building codes and operational procedures.

The DGS has been consistent in promoting the development, financing, and construction of energy efficient projects in the Capitol Area. Since 1994, these projects include upgrades to the central heating and cooling plant and new energy management systems for the 24 state buildings connected to the central plant. In addition, energy efficient lighting improvements have been completed in 15 downtown state-owned buildings.

In August 2000, Governor Gray Davis issued Executive Order D-16-00 establishing a state sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through the DGS' real estate program, will identify economic and environmental performance measures in order to implement the sustainable building goal.

The East End Complex incorporates the latest "green construction" features into an energy efficient and sustainable building design. The result of the DGS' efforts, with assistance from the California Energy Commission, the California Integrated Waste Management Board, the Air Resources Board, the Department of Health Services, and the Sacramento Municipal Utility District (SMUD), will be a project that is 30 percent more energy efficient than required by Title 24 of the California Building Code. Environmentally friendly features incorporated into the project include:

- "Start" light controls, high-efficiency fluorescent lamps and window glazing, and open workstations designed to maximize the use of daylight.
- Building products containing recycled materials including recovered construction and demolition waste.
- Reuse of 30,000 SF of gray marble that was recovered from the historic Library and Courts Building and will be installed in ground floor lobbies.
- Alternative energy strategies to promote clean air, including electric vehicle recharging stations, designated preferred parking for car pools and alternative fueled vehicles, and bicycle lockers and shower/locker facilities for bicycle commuters.
- Low irrigation systems and plumbing fixture flow restrictors to conserve water and reduce sewage discharge.
- Recycling centers on each floor for recycling of paper, glass, and aluminum.

An energy saving element was also incorporated into the construction of the new state garage on Block 224 with the installation of photovoltaic panels on the exposed top floor of the building. This system has a capacity of 20 kw, which equates to approximately 37,000 kw/hrs per year. All power produced will feed back into the electrical grid and reduces the rate paid by the state for electric power in the garage.

Another recent project that incorporates sustainable design and energy conservation features is the Cal EPA Building. "Green" building features include installation of photovoltaic panels, strategic location of heating, ventilation, and air conditioning units, use of insulating glass windows in the exterior wall, and use of recycled materials.

CADA has also incorporated energy conservation components in the development of residential and mixed-use (residential/commercial) projects. As an example, in 1997 CADA completed the rehabilitation of the state-owned Metropol Building, located at 1331 O Street. This is a mixed-use, three-story building that includes eight apartment units with three commercial retail spaces on the ground floor. This rehabilitation project featured photovoltaic glass awnings and panels that were supplied by SMUD. The awnings and additional panels on the roof of the building use solar power to generate electricity, which is transmitted to the SMUD system for use in the Sacramento power grid.

- B. Promote curbside recycling, tree planting, and other area-wide energy conservation programs.

As noted before, CADA has ongoing energy policies for use in existing and newly developed residential and commercial properties in the Capitol Area. Additionally, CADA has established an ongoing working relationship with the City of Sacramento to install street trees within the Capitol Area, to promote curbside recycling for residential properties, and to develop other plans for energy conservation over the long term. These efforts will dovetail with those of the DGS' in terms of promoting energy conservation in office and parking developments.



*Palm Tree Relocation
Capitol Park*

C. Explore the feasibility of using electric shuttle vehicles.

The DGS Office of Fleet Administration (OFA) staff has explored the use of electric shuttle vehicles for the peripheral parking shuttle service. However, after evaluating the Sacramento Regional Transit's (RT) experience with electric shuttle buses, it was advised that a number of obstacles must still be overcome before electric buses can be used successfully. Nonetheless, at the present time, the OFA uses primarily late model diesel buses and includes two Compressed Natural Gas powered buses for parking shuttle service in and out of the Capitol Area. Additionally, the OFA will be leading a partnership with Sacramento RT, along with other transit authorities and governmental agencies, to improve employee commute options with an improved downtown circular.

D. Consider energy efficiency as a criteria in the selection of streetlights and other street furniture and infrastructure.

The development of the East End Complex will offer an opportunity to incorporate energy saving elements in streetscapes, including advanced infrastructure and equipment for street lighting, landscaping, and curbside amenities that will be less expensive (energy consuming) to operate and maintain. At the same time, streetscape safety and comfort will be enhanced.

CADA will be working with developers of residential and residential/commercial projects to provide similar energy efficient streetscapes and street amenities. Here again, the need will be to provide a safe, comfortable, and attractive street presentation that will encourage local residents, employees, and visitors to make use of the commercial facilities at times other than working hours.

9. STATE'S RELATION TO LOCAL GOVERNMENT

Objective

To ensure the integration of planning and development efforts in the Capitol Area with the activities of all appropriate local governmental agencies.

Principles

- Coordinate the state's Capitol Area planning and development efforts with local and regional agencies to ensure integration of the Capitol Area with the surrounding area.
- Work with local governments to ensure compatibility of land uses and building intensities between state-owned and privately-owned sites in and adjacent to the Capitol Area.
- Coordinate infrastructure improvements with the City of Sacramento and relevant agencies to ensure adequate services to support planned development.

Status of Action Items

- A. Use the Technical Advisory Committee as a mechanism to address land use, urban design, and infrastructure provision issues, and to encourage adoption and incorporation of Capitol Area Plan provisions in local plans and implementation documents.

The DGS chairs the Technical Advisory Committee. Other entities represented on the committee include CADA, various branches of the DGS, the Legislature, other state agencies, agencies of the City of Sacramento, the City of West Sacramento, and regional planning agencies such as the Sacramento RT and the Sacramento Metropolitan Air Quality Management District. In addition, other business and neighborhood associations including the Sacramento Downtown Partnership and the Capitol Area homeowners associations have representation on the Technical Advisory Committee.

This committee advises the Capitol Area Committee on technical issues pertaining to Capitol Area Plan activities. Additionally, through this committee, an ongoing process has been created to provide a broad two-way communications channel between the agencies on plans, projects, and activities of mutual interest. The Technical Advisory Committee will continue to be used to provide a close relationship between all interested agencies and groups to ensure a Capitol Area Plan that is representative of the needs and expectations of the state and the surrounding community.

- B. Inform affected local government agencies of short- and long-term development plans in the Capitol Area.

The Capitol Area Committee and the Technical Advisory Committee were created to provide effective communication between local government agencies and the state entities that are responsible for the implementation of the Capitol Area Plan. These committees meet regularly and receive public input from agencies and concerned groups or individuals regarding all aspects of the Plan implementation.

In the past year, some changes have occurred on the Capitol Area Committee membership and with the meeting schedule for the Technical Advisory Committee. A brief discussion of these changes is as follows:

- Mr. Keith Felte was newly appointed to the Capitol Area Committee by the Senate Rules Committee and attended his first Committee meeting on January 27, 2000. The membership term of Mr. John Lambeth, who had been chairman for three years, expired December 30, 1999. In July 2000, Mr. Darryl Chinn was appointed by the Governor to this position. He was subsequently elected chairman by the Committee in October and Mr. Felte was elected vice chair. Mr. Gary Davis currently represents Assembly Member Steinberg on the Committee. Additionally, Mr. Jeff Randle resigned his position as a Committee member in July.
- In the year 2000, the Technical Advisory Committee met less frequently than in previous years because much of the activities regarding Capitol Area Plan implementation have shifted from planning to development. Mr. John Brooks, Technical Advisory Committee Chair, announced at the October Capitol Area Committee meeting that the Technical Advisory Committee would meet on a quarterly basis in 2001. However, he stated that the Committee would be available to meet on an as needed basis or they would be available to meet jointly with the Capitol Area Committee at that Committee's request. Ms. Annie Cruz, Sacramento Regional Transit District, was introduced at the October Capitol Area Committee meeting as a new member of the Technical Advisory Committee.

C. Participate in local government planning efforts that affect state interests in downtown Sacramento.

The DGS will continue to participate in local planning efforts, especially those addressing downtown planning and development projects and issues that may impact the Capitol Area. The state has participated in several local government committees and task forces, which include the Downtown Sacramento Partnership, the 2005 Downtown Sacramento Development Strategy Technical Advisory Committee, the Thursday Night Market Committee, the Downtown Sacramento Partnership Parking Committee, CADA planning charettes and public workshops, and the Broadway Corridor Task Force. Additionally, the DGS is involved in a City of Sacramento/Downtown Sacramento Partnership effort to develop a Sacramento Central City Wayfinding/Signage Program. These special committees and workshops provide the state with information on planning activities in neighboring areas, while strengthening relationships between the state, city, neighborhood groups, and other downtown entities.

As a property owner, the State of California is participating financially in two business improvement districts, including the Downtown Sacramento Partnership and the Capitol Station Business Improvement District, which covers the Richards Boulevard area. Additionally, the state is participating in a capital assessment district formed by the Sacramento Area Flood Control Agency and approved in June 2000 to raise funds for flood control projects in Sacramento.

The Joint Use Task Force Committee formed in June 1999 for the East End Complex represents a recent example of the efforts being made to foster cooperation between the state, local government, and the community. This committee was established to develop a strategy for the activation of the East End Complex and includes representatives from the following agencies:

- City of Sacramento
 - Downtown and Regional Enterprise Department
 - City of Sacramento Parking
 - Sacramento Convention Center
- Downtown Sacramento Partnership
- Capitol Area Committee
- Capitol Area Development Authority
- Department of General Services, Real Estate Services Division

The scope and representation of the working committee are further expanded through the establishment of six subgroups including:

- Office and Building Space
- Parking and Transportation
- Business Enterprise Program Coordination
- Management Structure
- Retail and Plaza Operations
- The Community

At the outset the committee established the following specific goal and related objectives:

Goal

- To develop a strategy to activate the East End Complex and to manage the facilities designed for sharing in a way that contributes to the community and derives the best value from this significant public investment.

Objectives

- To develop a plan to manage and operate the East End Complex in a manner which supports the objectives of the Capitol Area Plan.
- To seek opportunities to develop arrangements to address goals of the city, the Downtown Partnership, the Convention and Community Center, RT, and the neighborhoods.
- To achieve an activity level during business and non-business hours, in and around the East End Complex, which contributes to and supports the adjacent community.
- To develop a framework which involves the parties and resources necessary to make the concepts work.
- To develop an agreement which offers a stable arrangement and has flexibility for timely adjustment to changed conditions or new information, including community input.
- To develop a framework in sufficient detail by November 1999 to seek necessary legal and/or administrative relief and/or authority during the Legislative cycle in 2000-2001.
- To reach consensus about the long-term operating structure to ensure ongoing activation of the East End Complex.
- To develop a plan which supports neighborhood retail and the existing commercial activity downtown.
- To develop a plan with broader application to other available venues for joint use.

The Committee continued to meet through early 2000 and established a framework plan to reach the objectives listed above. However, further progress is on hold at this time pending a resolution of issues concerning the participation of the Business Enterprise Program of the Department of Rehabilitation in the management of retail space in the project.

10. ADMINISTRATION AND IMPLEMENTATION

Objective

To ensure the effective implementation of the plan, by providing effective development mechanisms, by maintaining communications and coordination with all agencies and constituencies and by updating the plan as needed.

Principles

- Maintain Department of General Services responsibility for updating and implementing the Capitol Area Plan.
- Continue to utilize the Capitol Area Committee and the Technical Advisory Committee as advisory bodies to the Director of the Department of General Services.
- Continue to support housing and commercial development on state-owned land and management of existing state-owned residential and commercial buildings by CADA.
- Monitor Capitol Area Plan implementation on an on-going basis.

Status of Action Items

- A. Evaluate progress on Capitol Area Plan implementation on an annual basis, with particular focus on actions identified as priorities for the year.

This Progress Report is designed to meet the requirements of Government Code Section 8164, which requires the DGS to present an annual analysis and reporting to the Legislature on the implementation of the Capitol Area Plan.

- B. Review the Capitol Area Plan Implementation Program periodically as necessary; update the program and add or remove implementation actions as appropriate.

The 1997 Capitol Area Plan was developed to be a flexible document that could adjust to current conditions and changes in future needs. As appropriate, the Plan will be updated to ensure the viability of the action items. Since the Plan is only three and one half years old, many of the action items have just reached a level of implementation, with others to follow. There is no need at this time to update the Capitol Area Plan.

- C. Identify priority actions for implementation over the upcoming one- and five-year periods on an annual basis.

Priority actions identified in the Capitol Area Plan Implementation Program continue to be valid.

APPENDICES

Appendix A - Capitol Area Committee and Technical Advisory Committee

Appendix B - Capitol Area Development Authority (CADA)

Appendix C - CADA Managed Residential Properties

Appendix D - CADA Managed Commercial/Retail Properties

Appendix E - New CADA Housing Developed Since 1978

Appendix F - CADA Projects to be Completed 2000 - 2005

Appendix G - CADA Projects to be Completed 2006 - 2010

APPENDIX A

CAPITOL AREA COMMITTEE AND TECHNICAL ADVISORY COMMITTEE 2000

CAPITOL AREA COMMITTEE

MEMBERS

Mike Courtney, Deputy Director
Albert M. Dreyfuss
Keith Felte, Vice Chair
Muriel P. Johnson, County Supervisor
John A. Lambeth, Chair (membership term expired 12/99)
Darryl Chirn, Chair (appointed to expired term in 2000,
elected chair in October 2000)

The Honorable Deborah Ortiz
Jeff Randle (resigned 09/00)
Carolyn G. Reid
The Honorable Darrell Steinberg

APPOINTING POWER

Department of General Services Director
Assembly Speaker's Office
Senate Rules Committee
Governor's Office/County Representative
Governor's Office/City Representative
Governor's Office/City Representative

Senate Rules Committee
Governor's Office
Governor's Office
Assembly Speaker's Office

TECHNICAL ADVISORY COMMITTEE

STATE

Department of General Services
Real Estate Services Division
Office of Fleet Administration
California Highway Patrol Enforcement Division
Senate Budget & Fiscal Review Committee
Department of Transportation

LOCAL

Capitol Area Development Authority
Capitol Area Homeowners
City of Sacramento - Division of Parking, Economic
Development Department, and Department of
Neighborhoods, Planning, and Development
Sacramento Downtown Partnership
City of West Sacramento, Redevelopment Agency
Downtown Neighborhood Association
Sacramento Metropolitan Air Quality Management District
Sacramento Regional Transit District

CAPITOL AREA COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to advise the Director of the DGS about issues affecting the Capitol Area Plan per Government Code Sections 8164.1- 8164.3.

MEMBERSHIP:

The Committee consists of nine members appointed as follows:

- A. Four members are appointed by the Governor of which at least one is appointed from a list of three candidates submitted by the City of Sacramento, and at least one is appointed from a list of three candidates submitted by the County of Sacramento (four-year terms).
- B. Two members are appointed by the Speaker of the Assembly (one of whom may be a member of the Assembly), and two members are appointed by the Senate Rules Committee (one of whom may be a member of the Senate) (four-year terms).
- C. One member is appointed by the Director of the DGS (term is at the pleasure of the Director).

The Chairperson is elected by the Committee Members.

MEETINGS:

Meetings are open to the public and are held on the first Thursday of every month at 2:00 p.m. (established by Committee). Meetings are held at least quarterly or upon call of the Chairperson or written request of any three members (Government Code Section 8164.2). Meetings are normally held at the DGS, Real Estate Services Division, 1102 Q Street, Fifth Floor, Large Conference Room, Sacramento, California. Members are always notified of meeting changes and cancellations.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Capitol Area Plan was established for the orderly development of the state's facilities in the metropolitan area of Sacramento. It serves as the master plan for development of state-owned land within the Capitol Area. The DGS is assigned responsibility for carrying out development within the Plan Area in accordance with the Capitol Area Plan. The DGS must report annually (Government Code Section 8164) to the Legislature on its actions.

It is the purpose of the Committee to independently review the DGS' reports to the Legislature and to counsel and advise the DGS in the carrying out of its responsibilities related to the Capitol Area Plan. The Committee may submit separate comments on the DGS' reports on the Capitol Area Plan to the Legislature. The Committee involves a broad cross section of interested citizens in the form of an advisory body. The advisory body serves without compensation.

Within the DGS, the main point of contact for the Committee is the Real Estate Services Division, Asset Planning and Enhancement Branch.

CONTACT PERSON:

Staff contact is Anne Garbeff, Senior Planner, Real Estate Services Division, Asset Planning and Enhancement Branch, 1102 Q Street, Suite 6000, Sacramento, CA 95814. Her telephone number is (916) 324-8432; her fax number is (916) 322-7238.

TECHNICAL ADVISORY COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to provide technical comments to the Capitol Area Committee. Government Code Sections 8164.1- 8164.3 established the Capitol Area Committee and provided that an advisory body to the Committee could be created.

MEMBERSHIP:

Membership is determined by the DGS, Real Estate Services Division. Members are representatives of a cross section of planning, transportation, business, neighborhood, development, local, regional, and state agencies and associations who provide technical analyses and comments for the consideration of the Capitol Area Committee. In turn, the Capitol Area Committee advises the Director of the DGS about issues affecting the Capitol Area Plan. Member agencies and associations include:

Department of General Services
Capitol Area Development Authority
Senate Budget and Fiscal Review Committee
Department of Transportation
California Highway Patrol, Enforcement Division
Sacramento Metropolitan Air Quality Management District
Sacramento Regional Transit District

Sacramento Housing and Redevelopment Agency
City of Sacramento, Downtown Enterprise Department
City of Sacramento, Planning and Development
City of West Sacramento, Redevelopment Agency
Sacramento Downtown Partnership
Capitol Area Homeowners Association
Downtown Neighborhood Association

MEETINGS:

Meetings are open to the public and are held quarterly and as additionally needed at 8:30 a.m. at the DGS, Real Estate Services Division, 1102 Q Street, Sixth Floor, Large Conference Room, Sacramento, California.

ORGANIZATIONAL FUNCTIONS AND RESPONSIBILITIES:

The Committee examines proposals and issues that may have an impact on the planning area governed by the Capitol Area Plan (Government Code Section 8160.1). Through the Chairman of the Committee, comments, analyses, and recommendations on technical planning matters and issues of the community are reported to the Capitol Area Committee.

CONTACT PERSON:

John Brooks is the Committee Chairman and is also the Chief of the Asset Planning and Enhancement Branch, Real Estate Services Division, 1102 Q Street, Suite 6000, Sacramento, CA 95814. His telephone number is (916) 323-6565.

Staff contact is Anne Garbeff, Senior Planner, Asset Planning and Enhancement Branch, Real Estate Services Division, 1102 Q Street, Suite 6000, Sacramento, CA 95814. Her telephone number is (916) 324-8432; her fax number is (916) 322-7238.

APPENDIX B

CAPITOL AREA DEVELOPMENT AUTHORITY (CADA) BOARD OF DIRECTORS 2000

Board of Directors

MEMBERS

John H. Hodgson, II, Chair

Marc Brown, Vice-Chair

Christy Anderson (appointed September 26, 2000)

Weyland Fat

Page Robbins

Elmo A. Slider (deceased, served six months in 2000)

APPOINTING POWER

State of California

City of Sacramento

City of Sacramento

State of California

CADA Board of Directors

City of Sacramento

Executive Director: John S. Dangberg

Board Secretary: Sharon M. Nesbit

APPENDIX C

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT – 2000

ADDRESS	PROPERTY NAME	MARKET RATE	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1517 12 th Street		6	2	1	9
1521 12 th Street		2	2		4
1506 13 th Street	McCafferty Manor	18	1	4	23
1512 13 th Street		6		1	7
1428 14 th Street	Metro Building	6		2	8
1317 15 th Street	Lombard	11		1	12
1325 15 th Street	Park Mansion	34	4	4	42
1421 15 th Street	Biele Place	1		34	35
1500 15 th Street	Auslender	20	4	1	25
1501 15 th Street	Dauger Manor	18	3	1	22
1510 15 th Street	The Victorian	3			3
1514 15 th Street	The Victorian	2			2
1412 ½ 16 th Street		4			4
1601 16 th Street	Elmwood	21			21
1400-04 O Street	Greentree	17			17
1316 N Street	Le Chateau	11			11
1320 N Street	Senator Manor	23	5	2	30
1400 N Street	Dean Apartments	11			11
1500 N Street	Brannan Court	32	6	2	40
1517 N Street	Capitol Gardens	10	4		14
1522 N Street	Judith Manor	21	6	3	30
1616 N Street	Grantwood Manor	17	2	1	20
1622 N Street	Shelly Arms	18	6	6	30
1228 O Street	Gibson Arms	8	9	3	20
1316 O Street		9	2		11
1317 O Street	The Valencia	11	3	2	16
1327 O Street	Capri	4	5	3	12
1330 O Street		2			2
1414 O Street	Moore Manor	13		1	14

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT – 2000

ADDRESS	PROPERTY NAME	MARKET RATE	CADA SUBSIDIES	OTHER SUBSIDIES	TOTAL UNITS
1420 O Street	The Statesman	15	5	7	27
1506 O Street	Johnston House		6		6
1510 O Street	Don Carlos Apts.	2	8		10
1515 O Street	Morgenson Manor	13	7		20
1625 O Street		15	2	3	20
1201 P Street	Del Capri	3	2	3	8
1209 P Street	Wing Manor	7	2	2	11
1214 P Street		4	1		5
1215 P Street	Gibbs Arms	9	1	2	12
1216-18 P Street		2			2
1220 P Street	Deus	8	2	1	11
1330 P Street	Palm Mansion	4			4
1615 P Street	Patio Apartments	5	1	2	8
1617 P Street	Patio Apartments	8	2	2	12
1623 P Street	Lanai Apartments	5	5	2	12
1321 Q Street	Vacant (See Note 2)	4			4
1326 P Street	Vacant (See Note 2)	12			12
1321-23 Q Street	Culjis Duplex	2			2
1619 Q Street	Rooming House	16			16
1001-35 Q Street	Somerset Parkside	1		25	26
1614-40 O Street	17 th Street Commons	17	8		25
TOTALS		511	116	121	748

NOTE 1: Three structures totaling 37 units were removed from CADA's inventory in FY 1999-2000 to make room for the East End Complex. These buildings were located at 1311 15th Street (8 units), 1511 Capitol Avenue (21 units), and 1525 Capitol Avenue (8 units). The building at 1311 15th Street was relocated within the Capitol Area and renovated.

NOTE 2: 1201 Q Street and 1223 Q Street were vacated and have been moved to 1321 Q Street and 1326 P Street respectively to allow for the construction of the Capitol Park Homes Project. These units will be refurbished and placed back into the CADA rental inventory.

APPENDIX D

CADA MANAGED COMMERCIAL/RETAIL PROPERTIES, SUMMARY REPORT (December 2000)

ADDRESS	BUSINESS NAME	TYPE OF BUSINESS
1601 10 th Street	Yummy Choice	Restaurant
1607 10 th Street	Sacramento Bagels	Bakery
1603 10 th Street	Capitol City Cafe	Restaurant
1623 10 th Street	Goodyear	Cleaners
1625 10 th Street	Goodyear	Shoe Repair
1424 and 1426 14 th Street	Capitol Park Salon	Beauty Shop
1501 14 th Street	Virga's	Restaurant
1317 15 th Street	Rob Hewitt	Attorney
1401 and 1409 16 th Street	Enterprise	Car Leasing
1412 16 th Street	Golden Gate	Cleaners
1416 16 th Street	Eller Media Group	Sign Company
1413 and 1415 16 th Street	Simon's	Restaurant
1414 16 th Street	Luna's	Restaurant
1419 16 th Street	Mercury Cleaners	Cleaners
1421 16 th Street	Lowey/Ball	Consultant
1422 16 th Street	Hensel/Phelps	Construction
1510 16 th Street	Antique Legacy	Antique Dealer
1512 16 th Street	Antique Legacy	Antique Dealer
1520 16 th Street, #B	ACIS	Association
1520 16 th Street, #D	ACIS	Association
1530 16 th Street - A	Cup of Joe	Coffee Shop
1530 16 th Street - C	Paul Boylan	Law Office
1614 N Street	Hand-in-Hand	Day Care
730 O Street	Hoffman	Parking
1322 O Street	Virga's Catering	Caterers
1329 O Street	Rosey's	Cleaners
1330 O Street	Sam's	General Store
1331 O Street	Vallejo's	Restaurant
1036 P Street	Le Croissant	Bakery/Food
1209 P Street	Forever Young	Day Care
1212 P Street	RMB Enterprises	Computer Billing Services
1108 R Street	CSEA	Storage
14 th /15 th /P/O Street	Ron Mandella Gardens	Community Garden

Note: Casillas at 1219 - 21 16th Street, The Sacramento Police Department at 1223 16th Street, The Francis House/Downtown Food Closet at 1212 - 14 17th Street, The Camellia Café at 1601 Capitol Avenue, The Torch Club at 1612 L Street, Dura-Built Transmissions at 1616 L Street and The Lutheran Social Services at 1630 L Street were removed to make way for the East End Complex in January 2000 and they are not included in this summary.

APPENDIX E

NEW CADA HOUSING DEVELOPED SINCE 1978 as of September 2000

PROJECT	SITE	SITE S.F.	SITE ACRES	NO. OF UNITS	D.U./ ACRE*	COMP
Somerset Parkside 1001-35 Q Street	RS-2	108,800	2.50	Market 75 Low 26	40	1984
Saratoga Townhomes 900 Q Street	4B	51,200	1.17	Market 36	31	1983
Stanford Park 1515-23 P Street	15B/19C	76,800	1.76	Market 50	28	1986
Palm Mansion 1330 P Street	7C	3,200	.07	Market 4	57	1985
Delta Victorians 1616-26 14 th Street	7D	6,400	.15	Market 8	53	1984
Wiese Townhomes 1612 14 th Street	7D	3,200	.07	Market 3	43	1993
Admail Express 1501-12 14 th Street	16A	4,800	.11	Market 4 Low 3	63	1984
Greentree Commons 1400-04 O Street	15A	25,600	.59	Market 17	29	1988
Brannan Court 1500 N Street	6A	25,600	.59	Market 32 Low 8	68	1988
Biele Place 1421 15 th Street	6B	22,400	.51	Low 35	69	1984
17 th Street Commons 1506-24 17 th Street	5	48,080	1.10	Market 20 Low 5	23	1984
Wiese 17 th /O Streets 1631 O Street	8B	6,400	.15	Market 3	20	1988
Rooming House 1619 Q Street	9A	6,400	.15	Market 16	107	1982
Elmwood 1601 16 th Street		19,200	.44	Market 21	48	1981
Capital Terrace 1615 O Street	8C	25,600	.59	Low 60	103	1994
Governors Terrace 1519 14 th Street	15C	25,600	.59	Market 44	75	1997
The Inn Off Capitol Park 1530 N Street	N/A	9,600	.22	Hotel 38	173	2000
TOTAL		468,880	10.76	Market 333 Low 137 Hotel 38 Total 508	47 D.U./Acre	

* D.U./Acre – Dwelling Units per Acre

APPENDIX F

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2000-2005

PROJECT	SITE NO.	BLOCK NO.	BLDG. SQ. FT.	SITE ACRES	NO. OF UNITS	DENSITY RANGE*	EST. COMP
Fremont Apts (1) 16 th and P Streets	5A	234	98,996	.89	Market 60 Low 9	High (77 DUA)	2001
1500 Q Street (1)	N/A	292	6,400	.15	Moderate 4 Low 2	Medium (40 DUA)	2001
17 th and N Streets (1)	8E	233	18,492	.29	Market 18	Medium (62 DUA)	2001
17 th Street Commons (1) 1614-1640 O Street	5	234	3,600	.16	Market 3 Low 1	Low (25 DUA)	2000
1321 Q Street (1) (moved from 1201 Q St)			2,270	.07	Market 4	Medium (57 DUA)	2001
1326 P Street (1) (moved from 1223 Q St)			6,581	.15	Market 12	High (80 DUA)	2001
Capitol Park Homes (1) 12 th /14 th , P and Q Streets	18A/7A	281/284	101,497	3.45	Market 46 Moderate 6 Low 12	Low (18 DUA)	2001
CADA Warehouse 1108 R Street	N/A	075	110,052 Approx.	1.18	Market 76 Moderate 19 Low 11	High (90 DUA)	2003
1610 17 th Street	9B	293 Parcel 11	Undeter- mined	.04	2	Medium (50 DUA)	2002
14 th /15 th , P and Q Streets	13	286	Undeter- mined	2.05	91	Medium (44 DUA)	2003
1520-1530 O Street 16 th and O Streets (SW corner)	19C	232	Undeter- mined	.72	50-70	High (69-97 (DUA)	2004
16 th and O Streets (NW corner)	6	231	Undeter- mind	.58	20	Medium (34 DUA)	2005
1531 N Street (16 th and N Streets	12B	172	Undeter- mind	.70	50-75	High (71-107DUA)	2005
Units To Be Constructed					Market 219 Moderate 29 Low 35 Undet. 181-281 Total 464-564		
Units Removed or Relocated (East End Complex) (2)					(37)		
Units moved by(CADA) (3)					(16)		
Units Removed for Block 224 Garage(4)					(14)		
Net Units				10.43	397-497	(38-48 D.U./A)	

* Based on D.U./ACRE – Dwelling Units Per Acre

Notes:

- (1) Under construction as of 9/17/00.
- (2) Includes 21 units at 1511 Capitol Avenue and eight units at 1525 Capitol Avenue. Eight units at 1311 15th Street were relocated and preserved at 17th and N Streets.
- (3) Includes the 16 units at 1201 and 1223 Q Street removed and relocated.
- (4) Fourteen units at 1331 P Street were removed for the construction of the garage on Block 224.

General Notes:

- (1) The above residential developments may include complementary mixed-use on the site.
- (2) Development of these units will require the demolition of existing buildings.
- (3) Assumptions may vary depending on market demand/conditions.

APPENDIX G

CAPITOL AREA DEVELOPMENT AUTHORITY PROJECTS TO BE COMPLETED 2006-2010 (AS OF DEC. 31, 2000)

PROJECT	SITE	BLOCK #	ACRES	DENSITY RANGE	PROPOSED # OF UNITS
14 th and O Streets (SW corner)	16A	224B	.44	Medium	15
1400 14 th Street (14 th and N Streets)	21A	223	.58	High	60 or over
12 th and O Streets (Dept. of Veterans Affairs)	14C	222	1.90	Medium	65-135
16 th and P Streets	9A	293	.33	Very High	45-60
16 th and N Streets (SE corner)	8D	233	.58	Medium	35
TOTAL			3.83		220 - 305

Notes:

- (1) The above residential developments may include complimentary mixed-use on the site.
- (2) Development of these units will require the demolition of existing buildings.